



Fareham Borough Council Authority Monitoring Report (AMR) 2018-19

February 2020

Further Information

Information on the progress of Fareham's Local Development Documents and details of consultations are available at the following website www.fareham.gov.uk/planning/local_plan

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For more detailed information and guidance on the planning system, visit the Ministry for Housing, Communities and Local Government website at www.communities.gov.uk.

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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1.0 Introduction

PURPOSE & AIM OF THE AUTHORITY MONITORING REPORT

- 1.1 Local Planning Authorities are required to produce an Authority Monitoring Report (AMR) as set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This is the 14th Authority Monitoring Report (AMR) and covers the period 1 April 2018 to 31 March 2019.
- 1.2 The current system of plan making is designed to be a continuous process, with the Local Planning Authority regularly preparing, adopting and reviewing Local Development Documents to take account of changing national and local circumstances. Keeping plans up-to-date is assessed by the AMR, the principal objectives of which is to report on:
- **Delivery and implementation** - identifying progress of the emerging Local Plan against the milestones set out in the Council's Local Development Scheme (LDS) timetable;
 - **Housing Delivery** – reporting on housing completions during the monitoring period, including affordable housing and self and custom build housing;
 - **Neighbourhood Planning** – reporting on progress of neighbourhood plans in the Borough;
 - **Planning Obligations** – reporting on CIL and S106 receipts collected by the Council through planning applications during 2018/19;
 - **Duty to Cooperate** – identifying how the Council has engaged with neighbouring planning authorities, the county council, other bodies and the local community during the period of reporting;
 - **Employment Floorspace Delivery** – reporting on employment floorspace gains and losses during 2018/19, including any losses to residential;
 - **Retail and Leisure Floorspace Delivery** – reporting on retail and leisure floorspace developments during the monitoring period and identifying progress in relation to the assessed needs for retail floorspace.
- 1.3 This AMR also provides additional monitoring and delivery information across the following themes for which the Council's partner organisations have responsibility for delivery:
- **Transport and Movement** - Reporting on highways and public transport related improvements that have been announced, progressed or completed during and following the 2018/19 monitoring period;
 - **Flood Risk and Coastal Management** - Reporting on any residential applications approved against Environmental Agency advice and on projects impacting upon the coastline within the Borough during 2018/19;
 - **Biodiversity and the Natural Environment** - Reporting on priority habitats and nature conservation designations, including the condition of these where such information is available during 2018/19.

2.0 Delivery and Implementation

LOCAL DEVELOPMENT SCHEME

- 2.1 The Council’s Local Development Scheme (LDS) identifies the preparation stages and timetable for each of the Local Development Documents (LDDs) that the Council is preparing. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR must report on the progress of documents against the LDS timetable and milestones.
- 2.2 The Council’s 2019-2021 LDS set out a timetable for the production of the new Local Plan (henceforth referred to as the Local Plan 2036). This timetable allowed for the Local Plan 2036.

Should this info remain-; (to be informed by and be consistent with the PUSH Spatial Position Statement and the supporting evidence which informed that position statement).

LOCAL DEVELOPMENT DOCUMENT PROGRESS

- 2.3 This section of the monitoring report audits the progress of Local Development Documents during the period 1st April 2018 to 31st March 2019, but also includes progress up to the publication of this AMR where considered appropriate and relevant.

Table 1: Timeline for preparing Fareham Local Plan 2036 (Local Development Scheme July 2017)

	Consultation On Draft Plan	Consultation on ‘Issues and Options’	Consultation on revised development strategy & additional allocations	Regulation 19	Examination	Adoption
Fareham Local Plan 2036	Autumn 2017	Spring 2019	Winter 2019	Spring 2020	Autumn/ Winter 2020	Winter 2021

Target achieved
 Future Target
 In progress

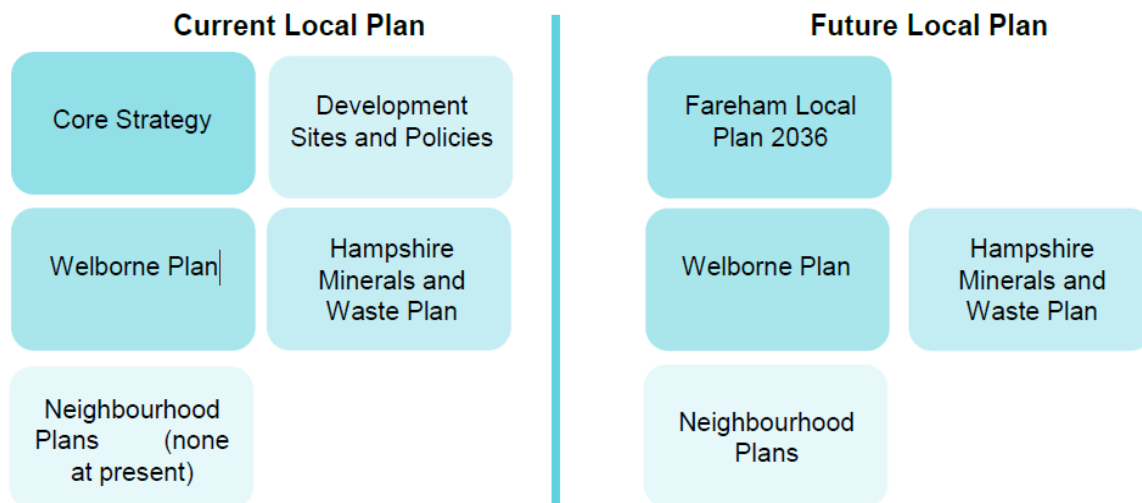
- 2.4 In March 2017, the Government began a consultation on proposed revisions to the National Planning Policy Framework (NPPF). In July 2018, the revised NPPF was published, the content of which has significant impact on Fareham’s local housing need and therefore the emerging Local Plan. Consideration is underway on how the Council addresses this and revisions to the timetable of Local Plan preparation will be published in a revised LDS. The latest LDS can be found on our website at http://www.fareham.gov.uk/planning/local_plan/lds.aspx

Adopted Local Plan

- 2.5 Further to Table 1, it is important to appreciate that whilst the draft version of the Local Plan 2036 has been published, the Council does have an adopted local plan. This consists of Local Plan Part 1: Core Strategy (2011), Local Plan 2: Development Sites and Policies (2015), Local Plan Part 3: The Welborne Plan (2015) and the Hampshire Minerals and Waste Plan (2013). The policies of Local Plan Part 1: Core Strategy (2011) and Local Plan Part 2: Development

Sites and Policies (2015) will continue to apply whilst the Local Plan 2036 is prepared. Decision-takers may give increasing weight to relevant policies in emerging plans according to their stage of preparation. There may also be exceptions to existing policies of the Adopted Local Plan if they are overridden by material judgements in inspector appeal decisions. For clarity, Figure 1 below shows the current and future local plan for the Borough.

Figure 1: Current and Future Local Plan



3.0 Local Plan Policy Analysis

- 3.1 There were no nullifications to any of the Council's adopted Local Plan policies during the 2018/19 monitoring period. The last amendment made was to the Council's affordable housing policy (Core Strategy Policy CS18) and sustainable development policy (Core Strategy Policy CS15) due to changes in national guidance as reported in the 2015/16 AMR.
- 3.2 Following on from the 2016/17 monitoring period, the Council published its draft version of the Local Plan 2036 in October 2017. This was the first consultation under Regulation 18 of the Town and Country Planning Regulations (Local Planning) 2012. This has enabled officers to assess the effectiveness of existing policies and to implement any proposed changes to key policy shortcomings and to propose revised policies where relevant legislation, policies or guidance has changed or been updated.
- 3.3 During the monitoring period 2018/19 the Council were preparing for the consultation on the second Regulation 18 consultation, called the 'Issues and Options' consultation. Although the consultation fell outside of the monitoring period the consultation started on 10th June and closed on 26th July 2019.

4.0 Housing Delivery

NET HOUSING COMPLETIONS

- 4.1 The monitoring of housing delivery in Fareham Borough is undertaken in partnership with Hampshire County Council in order to ensure that the housing completion count is accurate and robust. For the monitoring year 2018/19 a total of 290 net new dwellings were completed in Fareham Borough (Appendix 1).
- 4.2 Housing delivery is now measured through the Housing Delivery Test (HDT). The Housing Delivery Test (HDT) is a requirement introduced by the 2018 NPPF. It provides a percentage measurement of the number of homes that have been built over the previous three years against the number of homes required during that three-year period. The HDT is based on financial years (i.e. April-March) and reported each November, although the first results were not published until February 2019.

The results of the 2018 HDT are set out below.

Table 2: Housing Delivery Test Result (2018)

Number of Homes Required			Total Homes Required	Number of Homes Delivered			Total Homes Delivered	HDT 2018 Measurement
2015/16	2016/17	2017/18		2015/16	2016/17	2017/18		
150	270	327	746	374	356	291	1,021	137%

AFFORDABLE HOUSING COMPLETIONS

- 4.4 In 2018/19, 15 out of the 291 housing completions detailed in Table 2 constituted the delivery of net affordable housing units in the Borough. Table 3 shows the overall number of affordable dwellings completed since 2011/12.

Table 3: Affordable Housing

Year	Affordable Dwellings (net)	Total Dwellings (C3) (net)	% of Total Dwellings
2011-2012	93	275	34%
2012-2013	66	238	28%
2013-2014	41	154	27%
2014-2015	96	287	33%
2015-2016	79	371	21%
2016-2017	98	349	28%
2017-2018	54	291	19%
2018-2019	15	290	5%

- 4.6 The number of net affordable homes completed during 2018/19 is unusually low. This is not expected to be a pattern reflected in future reporting years to the same extent and is attributable to several factors: -

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- 4 sites completed in 2018/19 were able to demonstrate concerns relating to scheme viability had affordable housing been included. Information relating to viability was reviewed and accepted by the Council as Planning Authority.
- 1 site completing in 2018/19 did not need to provide affordable housing as it was eligible for Vacant Building Credit
- A significant number of the 2018/19 completions provided residential care and were therefore exempt from an affordable housing requirement
- 4 larger sites had completed all/much of their affordable housing provision as part of the 2017/18 reporting year
- Several sites were for fewer than 10 dwellings individually, therefore not requiring affordable housing based on national policy in the NPPF.

4.7 In the coming years it is expected that the delivery of new affordable dwellings will increase significantly. There are nearly 800 new affordable dwellings in the planning pipeline, mostly on larger greenfield application sites. These affordable homes either have planning consent, a resolution to grant consent from the Council's Planning Committee or are proposed on current planning applications at draft allocated sites.

4.8 In the future some additional affordable homes will also be delivered directly by the Council. During 2018/19 the procurement process to appointment contractors for affordable housing construction at two Council owned sites took place. Together these sites will provide 22 net affordable homes for rent and will be the first new Council homes built in over three years.



Land at Bridge Road - Fareham Borough Council affordable housing scheme now under construction

4.9 Policy CS18 in the Local Plan Part 1: Core Strategy required the provision of affordable housing on any scheme that delivered a net gain of 5 or more dwellings. However, since adoption of this policy, a change to national policy means that the provision of affordable housing is required of any scheme delivering a net gain of 10 or more dwellings. In addition, the required proportion of affordable units cannot always be secured by the Council. This is because national policy offers the opportunity for applicants to provide financial viability evidence which may support a

reduction in the number of affordable homes to be delivered on a site, in order to ensure the viability of the overall scheme.

- 4.10 Policy CS18 in the Local Plan Part 1: Core Strategy required the provision of affordable housing on any scheme that delivered a net gain of 5 or more dwellings. However, since adoption of this policy, a change to national policy means that the provision of affordable housing is required of any scheme delivering a net gain of 11 or more dwellings or floorspace in excess of 1000sq.m. In addition, the required proportion of affordable units cannot always be secured by the Council. This is because national policy offers the opportunity for applicants to provide financial viability evidence which may support a reduction in the number of affordable homes to be delivered on a site, in order to ensure the viability of the overall scheme.

FIVE YEAR HOUSING LAND SUPPLY

- 4.11 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites to provide five years supply of housing against their requirements. The NPPF also requires an additional buffer of 5% (or 20% in the case of persistent under-delivery) to ensure choice and competition in the market for land.
- 4.12 A report to Planning Committee in April 2019 reported that the Council have 4.66 years of housing supply against the 5YHLS requirement as at 1st April 2019 (see Appendix 2). In numerical terms, the shortfall is 186 dwellings. Updates of the five-year land supply position can be found on the Council's website.¹
- 4.13 Further detail to explain the specific projected delivery is provided in Appendix 2 and detailed below. It is important to note that the Council's 5YHLS mainly comprises of outstanding permissions for both small and large sites, site allocations in Local Plan Part 2: Development Sites and Policies and other commitments, a windfall allowance and a proposed delivery trajectory for Welborne Garden Village.

Outstanding Planning Permissions for Small Sites

- 4.14 This supply element comprises all outstanding planning permissions for sites of 1-4 units (net) as at 1st April 2019. Planning permission data is derived from the Council's records and the Hampshire County Council Land Availability Monitoring System (LAMS).
- 4.15 Small sites form a consistent and important component of the Council's 5YHLS. To ensure that the annual projection is realistic, a 'permission lapse rate reduction' of 10% has been applied to the small site permissions. This is in line with the typical lapse rate on small sites (i.e. those planning permissions that expire before being implemented). The remaining of small site permissions following this deduction has then been distributed evenly over years 1, 2 and 3 (2019/20 – 2021/22) of the Council's 5YHLS.

Outstanding Planning Permissions for Large Sites

- 4.16 This supply element comprises all outstanding planning permissions for sites of 5 units and greater as at 1st April 2019. Planning permission data and the projected rate of delivery is derived from the Council's records, the Hampshire County Council Land Availability Monitoring System (LAMS), discussion with specific Case Officers and, when possible, from direct discussion with the promoters of those sites/permissions.

Site Allocations in the Adopted Local Plan and Other Commitments

¹ http://www.fareham.gov.uk/planning/local_plan/fiveyearhousinglandsupply.aspx

- 4.17 It is important to note that where there has been an indication that development of a particular site might not take place, the site has been removed from the projections at this stage. Further information on the specific projections in the 5YHLS are provided in Appendix 2.
- 4.18 More robust evidence on housing projections has been gathered on those outstanding allocations from the current adopted Local Plan that are considered developable. This is to inform the Council's 5YHLS position. This has been based on direct correspondence with the site landowner or developer.
- 4.19 Other sites that are within the urban area, or which could be supported by existing adopted policy in principle, have been included where they are considered deliverable. This has also been based on direct correspondence with the landowner or developer in most instances.

Windfall

- 4.20 The Council reviewed its adopted windfall² rate in 2016 and updated it in 2017. Further detail about the projected windfall development is outlined in a separate detailed background paper titled 'Housing Windfall Projections'³ which is available on the Council's website.

Welborne

- 4.21 The delivery of housing at Welborne forms a component of both the Borough's 5-year housing land supply and the longer-term housing supply in the Borough. An outline planning application for Welborne was submitted in March 2017. Since then a series of amendments to the application have been received with July being the most recent amendment. The delivery projections/trajectory for housing delivery at Welborne have been revised from those envisaged in Local Plan Part 3: The Welborne Plan (Adopted 2015) and are contained in the documentation submitted with the application. In October 2019, the Council's Planning Committee resolved to grant planning permission for the outline application at Welborne.

SELF AND CUSTOM BUILD

- 4.22 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local planning authorities (LPA's) to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land in their area.
- 4.23 The Council established a Self-build and Custom Housebuilding Register in March 2016 which is publicised via its website at https://www.fareham.gov.uk/planning/local_plan/selfbuild.aspx. To be entered on the register applicants must be aged 18 years or older, a British Citizen, a citizen of a European Economic Area (EEA) country other than the United Kingdom or national of Switzerland and seeking to acquire a serviced plot of land in the Borough to build a house to occupy as that individual's sole or main residence. The register collects information on individual's preferences such as the types, sizes and locations of the plots sought. This information is set out in the Council's Self and Custom Build Need Background Paper⁴, which supports the draft version of the Local Plan 2036.
- 4.24 On 1 August 2017, in line with the Self-build and Custom Housebuilding Regulations 2016, the Council introduced a charging fee and a local connection test for all applicants wishing to join the register and individuals already registered wishing to remain on the register. The introduction of a

² The NPPF defines windfall sites as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

³ http://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV24-BackgroundPaperHousingWindfallProjections.pdf

⁴ http://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV27-BackgroundPaper-SelfandCustomBuildNeed.pdf

local connection test ensures that the register accurately reflects the level of demand for self and custom-build housing of people living or working in the Borough. However as of 5th November 2018 the charging fee was removed, and it is now free for those wishing to join the Self and Custom Build Register.

- 4.25 As a result of the changes highlighted above, the register was split into two parts:
- Part 1 comprises any individuals who joined the register prior to August 2017 who wished to remain, as well as individuals and associations who joined the register from August 2017 onwards and meet the connection test (either live or work within the Borough for 2 years); and
 - Part 2 for all other individuals and associations.
- 4.26 The Council is required to provide suitable development permission for serviced plots of land to meet the need on the register as recorded at the end of each base period which runs to 30th October each year. The need identified in each base period must be met within 3 years of the conclusion of that period.
- 4.27 To meet the need identified in base period 1, the Council were required to provide 35 suitable permissions by 30th October 2019. The Council achieved this requirement by 31st March 2018.
- 4.28 A further 31 individuals joined the register in base period 3 which ended on 30th October 2018. The Council should grant planning permission to meet this additional need by 30th October 2021.

5.0 Neighbourhood Planning

- 5.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that details are provided in the AMR on any Neighbourhood Development Orders or Neighbourhood Development Plans made during the monitoring period.
- 5.2 In the previous monitoring period (2017/18), the Council designated Titchfield Neighbourhood Forum and Titchfield Neighbourhood Area.
- 5.3 The Titchfield Neighbourhood Forum submitted their neighbourhood plan to the Council on 22nd October 2018. The Council then ran a six-week consultation on the plan and an independent examination. The referendum was held on the examined plan on 18th July 2019. The turnout was 31% with the no vote attracting 60% of the vote. The neighbourhood plan therefore failed at referendum and cannot be adopted as part of the development plan by the Council.
- 5.4 Although outside the reporting period, in July 2019 the Council's Executive approved applications for the designation of:
- A proposed Warsash Neighbourhood Forum with the aim to develop a Neighbourhood Plan for Warsash.
 - A proposed Warsash Neighbourhood Area this is the area proposed to be covered by the Neighbourhood Plan.
- 5.5 The Forum will now begin to prepare a neighbourhood plan with support from the Council. The Forum has five years from the date of designation to do so and in that time, no proposal can come forward for another prospective neighbourhood forum within the Warsash Neighbourhood Area.
- 5.6 Information on the Neighbourhood Plan process, grant options available to 'qualifying bodies' and details of the designation of the Titchfield Neighbourhood Area and Forum as well as any future updates can be found on the Council's website at <http://www.fareham.gov.uk/planning/neighbourhoodplanning.aspx>.

6.0 Contributions from Development

COMMUNITY INFRASTRUCTURE LEVY

- 6.1 The Community Infrastructure Levy (CIL) was introduced nationally in April 2010 and allows local authorities in England and Wales to raise funds from developers who are undertaking new building projects in their area. The money can be used to pay for a wide range of infrastructure that is needed to support new development. This can include things such as transport schemes, green spaces and the maintenance of new infrastructure.
- 6.2 Fareham Borough Council adopted a [Community Infrastructure Levy \(CIL\) Charging Schedule](#) which commenced from 1 May 2013. Development permitted since the 1 May 2013 have been required to pay the Levy as per the charges set out in the schedule, at the point when construction of that development starts. Alongside the CIL Charging Schedule a [guide](#) and [calculator](#) were published by the Council to help inform developers and calculate their liability.
- 6.3 In line with Regulation 62 of the Community Infrastructure Levy Regulations 2010, the Council produces an annual CIL monitoring report which sets out the amount of CIL receipts collected during the monitoring year, items on which CIL has been spent on and the amount of CIL retained at the end of the monitoring year. The report for year 2018/19 was published in June 2019 and is available on the Council's website. An excerpt of the CIL Report is provided in Table 6 and Table 7 below.
- 6.4 Fareham Borough Council amended its CIL Regulation 123 list with effect from 1 March 2018. Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) restricts the use of planning obligations for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy (CIL). The Regulation 123 list was amended to exclude education facilities. This would enable financial contributions towards education facilities to be secured through Section 106 planning obligations, when the Education Authority has clearly demonstrated the need for such contributions and subject to them satisfying Regulations 122 and 123 of the Community Infrastructure Regulations 2010 (as amended). The amended list can be found on the Council's website at http://www.fareham.gov.uk/planning/local_plan/ciladopt.aspx.
- 6.5 The Council is currently reviewing its CIL charging schedule in line with the new Local Plan. This review will also take into account changes to regulations around planning obligations including the removal of the regulation 123 list.

Figure 2 CIL Expenditure

CIL Expenditure 2018- 19	Amount
Hill Head Coastal Protection Works	£47,426.00
Installation of Bus Shelters	£23,830.00
Holly Hill Cemetery Extension	£11,547.00
CIL Receipts retained at the end of the reported year	£5,648,635.00

Table 4: CIL Regulation 62 (4) information

Regulation 62 Reference	Description	Amount Collected/Project Title
4 a)	Total CIL receipts for the reported year	£1,498,320
4 b)	Total CIL expenditure for the reported year	£82,803
4 c) (i)	The items of infrastructure to which CIL (including land payments) has been applied to:- Hill Head Coastal Protection works and Installation of new Bus Shelters and Holly Hill Cemetery Extension	£47,426 £23,830 £11,547
4 c) (ii)	Amount of CIL expenditure on each item	As above
4 c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£0
4 c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£0
4 ca) (i)	The amount of CIL passed to Any local council under regulation 59A or 59B	£0
4 ca) (ii)	The amount of CIL passed to Any person under regulation 59(4)	£0
4 d)	Total amount of CIL receipts retained at the end of the reported year	£5,648,635

As approved at the Executive meeting in September 2019, current and future CIL receipts are earmarked to help fund the remodelling of Ferneham Hall.

Table 5: Movement in CIL Reserves

6.7

Balance at 1st April 2018, start of reporting period	£4,233,117
Movement in the year	£1,415,517
Balance at 31 March 2019, end of reporting period	£5,648,635

SECTION 106 PLANNING OBLIGATIONS

- 6.8 Section 106 (S106) agreements, also known as Planning Obligations, are an agreement between the Council and a developer, made at the end of the planning application stage, whereby the developer agrees to provide contributions to make the development acceptable in planning terms. Contributions are commonly made to secure highway improvements, to provide community open space, on-site affordable housing provision or off-site affordable housing contributions.
- 6.9 The introduction of CIL in May 2013 changed S106 requirements. In order to prevent the Council double-charging developers, the ‘pool’ of contributions is divided into two mutually exclusive lists: The Regulation 123 list (referred to above) – is a list of those projects or types of infrastructure that the local authority intends to fund, or may fund, through CIL, and a much-reduced list of S106 planning obligations. This means that certain infrastructure types, for example some public open space and some transport and community schemes, are collected through CIL rather than through Section 106 agreements. Further information can be found in Fareham Borough Council’s Planning Obligations Supplementary Planning Document (SPD)⁵. As referenced above in the section on CIL there are recent regulations on planning obligations which have lifted the pooling restrictions on Section 106.
- 6.10 Table 6 below provides detail of the S106 agreements which have been executed in the current reporting year. Applications which have received a Resolution to Grant at planning committee during the 2018-19 reporting year which will be subject to a S106 may not be included in the table as the agreements were not finalised by the end of the reporting period. They will therefore be reported in future Authority Monitoring Reports.

Table 6: Section 106 Planning Obligations

Agreement Date	Application No	Address	Type	Financial Obligation	Due to
08/05/2018	P/16/1049/OA	Land to the East of Brook Lane & South of Brookside Drive	Affordable housing	40% of total homes. Of the affordable homes 70% were affordable rent, 30% were for intermediate ownership	
			Open Space	£70,000 contribution & £38,000 maintenance	Fareham Borough Council
			Transport Highways	£253,907.14	Hampshire County Council
			County Council Development Control fees	£2,819.00	Hampshire County Council

⁵ https://www.fareham.gov.uk/PDF/planning/local_plan/PlanningObligationsSPD.pdf

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04/09/2018	P/18/0235/FP	Land to East of Botley Road, Swanwick	Solent Recreation Mitigation Contribution	£4,625.00	Collected by FBC on behalf of Bird Aware Solent
22/11/2018	P/17/1135/OA	Land North of Funtley Road	Affordable housing	40% of total homes. Of the affordable homes 50% were for affordable rent, 20% for social rent and 30% for shared ownership	
			Transport	£21,950.00	Hampshire County Council
			Accessibility Contribution Traffic Regulation Order	£5,000.00	
30/11/2018	P/18/0892/FP	Land at Meteor Way, Daedalus, Fareham	Geese & Waders Mitigation Contribution	£14,013.00	Collected by FBC on behalf of Bird Aware Solent
19/09/2018	P/17/1317/OA	Land to East of Bye Road, Swanwick	Affordable housing (off site contribution)	£198,419.00	

SOLENT RECREATION MITIGATION PARTNERSHIP CONTRIBUTIONS

- 6.11 The Solent Recreation Mitigation Partnership (SRMP) is made up of 15 local councils, Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. The partnership was set up to assess the impact of visitors to the Solent coastline on over-wintering birds and their habitats. In 2017 The SRMP introduced the Bird Aware Solent Strategy which aims to reduce the impact on birds' habitat from new housing developments by undertaking measures including:
- Coastal rangers providing advice on how to avoid bird disturbance, liaising with landowners, host school visits etc.;
 - Communications, marketing and education initiatives;
 - Initiatives to encourage responsible dog walking;
 - The preparation of codes of conduct for a variety of coastal activities;
 - Site-specific projects to help manage recreation at the coast and provide secure habitats for the birds;
 - The provision of new/enhanced greenspaces as alternatives to visiting the coast.
- 6.12 Contributions of £564 per new dwelling (on a sliding scale based on bedroom numbers and indexed annually) are collected from developments to fund the strategy. This is payable in addition to any CIL liability or other S106 contributions.
- 6.13 In the 2018-19 monitoring period £62,308.14 was collected by Fareham Borough Council from the development of new dwellings in the Borough. This is then paid on to the partnership. More information regarding the SRMP and Bird Aware Solent is detailed in section 12 of this report -Biodiversity and the Natural Environment.

NEW HOMES BONUS

- 6.14 The New Homes Bonus is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.
- 6.15 Table 7 details the payments received by the Council in respect of the New Homes Bonus grant scheme.

Table 7: New Homes Bonus Grants

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
New Homes Bonus Grant	£1,092,738	£1,415,936	£1,648,002	£2,063,785	£1,574,176	£962,034

7.0 Duty to Cooperate and Community Involvement

- 7.1 The 'duty to co-operate' is set out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act)). It applies to all local planning authorities, national park authorities and county councils in England and to a number of other public bodies as set out in Section 4 (1) of The Town and Country Planning (Local Planning) (England) Regulations 2012. The duty:
- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
 - requires that councils set out planning policies to address such issues;
 - requires that councils and public bodies to 'engage constructively, actively and on an on-going basis' to develop strategic policies; and
 - requires councils to consider joint approaches to plan making.
- 7.2 Fareham is a two-tier area with Hampshire County Council providing some important public services including education, highways and social care.
- 7.3 The Council has continued to proactively engage with stakeholders and the community during the AMR period including neighbouring authorities, Partnership for Urban South Hampshire (PUSH), Hampshire County Council (HCC), Highways Agency, Environment Agency, Historic England, Natural England, Hampshire and Isle of Wight Wildlife Trust, Southern Water, Portsmouth Water, the Solent LEP, the Eastern Solent Coastal Partnership (ESCP) and the Hampshire and Isle of Wight Local Nature Partnership (LNP).
- 7.4 In October 2017 the Council published a revised Duty to Co-operate Interim Statement⁶ as part of the evidence base for the draft version of the Fareham Local Plan 2036. This sets out how the Council has met with its duty to co-operate requirements in preparing the draft version of the Local Plan 2036.

FAREHAM LOCAL PLAN 2036 (DRAFT VERSION - REGULATION 18)

- 7.5 As part of the preparation of the draft plan, the Council actively engaged and co-operated with its neighbouring local planning authorities, County Council and other statutory bodies and organisations in planning for the most appropriate development strategy. In accordance with section 33(1)(c) of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011, the list of bodies and organisations of which detailed discussions and dialogue have taken place include:
- Hampshire County Council
 - Environment Agency
 - Historic England
 - Natural England
 - Civil Aviation Authority
 - Homes and Community Agency
 - Fareham and Gosport Clinical Commissioning Group
 - Office of Rail Regulation
 - Highways England
 - Marine Management Organisation
 - Solent Local Enterprise Partnership (LEP)
- 7.6 Although outside of the monitoring period in terms of updating the Local Plan the Council consulted on the issues and options in June 2019 copies of a special edition of "Fareham Today"- the Council's magazine was published and distributed to all households and

⁶ http://www.fareham.gov.uk/PDF/planning/local_plan/DutytoCooperateStatement.pdf

businesses. The six-week consultation on the Draft Local Plan ended on 26th July 2019 with over 566 individuals and organisations submitting comments. In addition, meetings were held with key stakeholders during the consultation period.

PARTNERSHIP FOR SOUTH HAMPSHIRE

- 7.7 Fareham is a member of the Partnership for South Hampshire (PfSH), which is made up of 11 local authorities, including Hampshire County Council; East Hampshire District Council; Eastleigh Borough Council; Fareham Borough Council; Gosport Borough Council; Havant Borough Council; Isle of Wight Council; New Forest District Council; Portsmouth City Council; Southampton City Council; Test Valley Borough Council and Winchester City Council. PfSH (formed in 2003) is a strategic partnership that deals with strategic and sub-regional issues. The partnership meets at both member and officer level, to discuss strategic issues such as housing, employment, transport, waste, environment and biodiversity, and provision for gypsies and travellers.
- 7.8 The Spatial Position Statement (2016) forms part of the duty to co-operate that local planning authorities have with each other and will inform the preparation of Local Plans by each Council within the PfSH sub-region. It proposes development targets for individual Council's within South Hampshire, however it is for individual Council's to consider in detail how development could be accommodated through reviewing their statutory Local Plans.
- 7.9 PfSH is currently working on a new statement of common ground to support emerging Local Plans. More information can be found on [their website](#).

8.0 Employment Floorspace Delivery

8.1 Fareham has a strong economy with a good balance of business with approximately 56,000 of the Borough's residents in work. This equates to 80% of all Economically Active People in the Borough. B-class employment completions and losses are monitored annually to assess floorspace delivery against identified need.

8.2 Employment floorspace completions in 2018/19 were mostly gains. As a result of the changes to the General Permitted Development Rights, which came into force in 2013, during this monitoring period there has been a loss of 203 sq. metres of B1 office floorspace through the change of use to residential accommodation.

Table 8: Employment Floorspace Completions in Fareham 2018/19

8.3

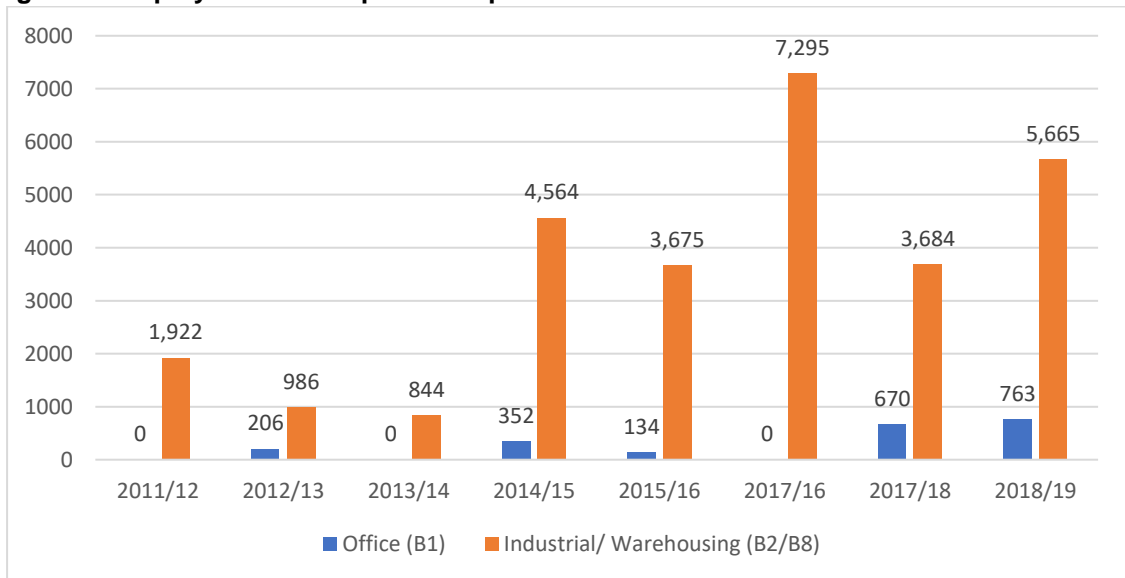
Site Address	Use Class	Proposal	Completed Gain (sq.m)	Completed Loss (sq.m)
2 West Street, Portchester	From A2 to mixed B1a/ A3	Additional Storey to 2 West St and form 3-storey link between 2 West St & 1 Castle St. Change of use from A2 use at ground floor to mixed use B1a/A3 for a coffee shop with new shopfront	547 (B1a)	
The Walled Garden, Cams Hall	B1a	Erect building for office/server use, satellite dishes and increase size of generator compound (P/09/0044/FP)	216	
Swanwick Marina	B2	Demolition of existing structures and clearance of site for use as boat yard and maintenance facility. Erection of building for marina related use, comprising industrial workshops (B2), storage (B8) and office (B1A), associated external boat storage and car parking	1,918	
Daedalus, Hangars East	B1-8	Development for B1/B2/B8 aerospace	3,042	
103 Gosport Road, Fareham	B1(c)	Part 3, Class PA Change of use: Print works (B1(c)) to five apartments		-203
20 Davis Way, PO14 1AR	B8	Single storey B8 (Storage and distribution use) warehouse (retrospective)	705	0
Total Employment Floorspace Gain/Loss			+6,428	-203



Hangar at Daedalus

8.4 Floorspace gains in 2018/19 have increased since 2017/18. This gain was in the main attributable to development for aerospace use at Daedalus which continued in 2018/19. Figure 2 shows the past 8 years of employment floorspace completions.

Figure 3: Employment Floorspace Completions 2011/12-2018/19



8.5 Table 10 below records employment loss completions for the last eight years. It shows that a total of 203sqm B1 space was lost to residential use. In addition, permission was granted to the applications in Table 11 which may lead to a loss of office use floorspace in future monitoring periods.

8.6

Table 9: Employment Floorspace Losses in Fareham 2013/14-2018/19

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total (sq.m)
Office (B1a) to Residential (C3)	0	-396	-856	-4,104	-1,846	0	0	0	-7,202
Office (B1a) to Retail (A1)/Leisure (D2)	0	-892	-260	0	0	0	0	0	-1,152
Subtotal	0	-1,288	-1,116	-4,104	-1,846	0	0	0	-8,354
Industrial/Warehousing (B1-8) to Residential (C3)	0	0	0	-2,450	0	0	0	-203	-2,653
Industrial/Warehousing (B1-8) to Retail (A1)/Leisure (D2)	0	-1,452	0	-860	0	0	-485	0	-2,797
Subtotal	0	-1,452	0	-3,310	0	0	-485	-203	-5,450
Total	0	-2,740	-1,116	-7,414	-1,846	0	-485	-203	-13,804

8.7

Table 10: Permissions granted in 2018-19 affecting use class B1/B2

Address	Application Description	Gain (sq.m)	Loss (sq.m)
Unit 32-34 Fareham Industrial Park	Change of use from leisure facility (class D2) to business (B1) general industrial (B2) and warehouse	1538	0
Allwood Interiors Ltd Castle Trading Estate Portchester Fareham PO16 9SF	Change of Use from Use Class B1(c) (Light Industrial) to Use Class B8 (Storage & Distribution) with Ancillary Trade Counter including Minor Alterations to External Facade of Building		779
142-144 West Street, Fareham	Prior Approval for a Change of Use from offices (B1c) to 5 Apartments (C3)		500
Cetc (Daedalus) Meteor Way Stubbington	CONSTRUCTION OF A NEW PURPOSE BUILT TWO STOREY COLLEGE BUILDING INCLUDING CLASSROOMS, STAFFROOM, SOCIAL		1279

AVAILABLE EMPLOYMENT FLOORSPACE

8.8

Table 11 shows the employment floorspace available through existing planning permissions that were yet to be built out and completed. The majority of this availability, 35,812 sqm, is permitted floorspace at Daedalus Airfield.

Table 11: Outstanding Employment Floorspace (with Planning Permission) in Fareham 2018/19

8.9

Site Address	Use Class	Proposal	Permitted Floorspace (sqm)
Solent 2 Business Park	B1-8	Erection of Business Park for B1 Use	23,526
Cartwright Drive, Fareham	B1-8	Light industrial/warehouse unit for B1c/B2/B8 Use	4,509
Daedalus, Hangars East	B1-8	Development for B1/B2/B8/ Aerospace Use	13,900
Daedalus Hangars West	B1-8	Development for B1/B2/B8/ Aerospace Use	21,912
Wickham Road, Fareham	B1(a)	Replacement Offices with 7 Flats Over and Erect 6 Houses	803*
2 West Street, Portchester	B1(a)	Additional Storey for Office Development	547
Total Floorspace Gain			65,197

*Proposals would also see a loss of existing floorspace

8.10

Local Plan Part 2: Development Sites and Policies sets out a requirement for employment floorspace in the Borough over the period from 2011/12 - 2025/26 of 100,100 square metres. This target was established by the PUSH South Hampshire Strategy 2012. Table 13 below shows progress against this requirement and demonstrates that there is a surplus in terms of overall supply of employment floorspace in the Borough at 31 March 2019 of 20,630sqm.

Table 12: Employment Requirement and Predicted Supply

8.11

Employment Floorspace	Offices (sqm)	Industrial / Warehousing (sqm)	Total (sqm)
<i>Local Plan Part 2 Target</i>	<i>40,700</i>	<i>59,400</i>	<i>100,100</i>
Completions 2011/12-2018/19	2,125	28,635	30,760
Losses 2011/12-2018/19	-8,354	-5,450	-13,804
Permissions (net)	1,350	63,847	65,197
Local Plan Part 2 Allocated Sites	0	14,200	14,200
Welborne (by 2026)	4,800	19,577	24,377
Total	-79	120,809	120,730
Surplus/Deficit	-40,779	+61,409	+20,630

9.0 Retail and Leisure Floorspace Delivery

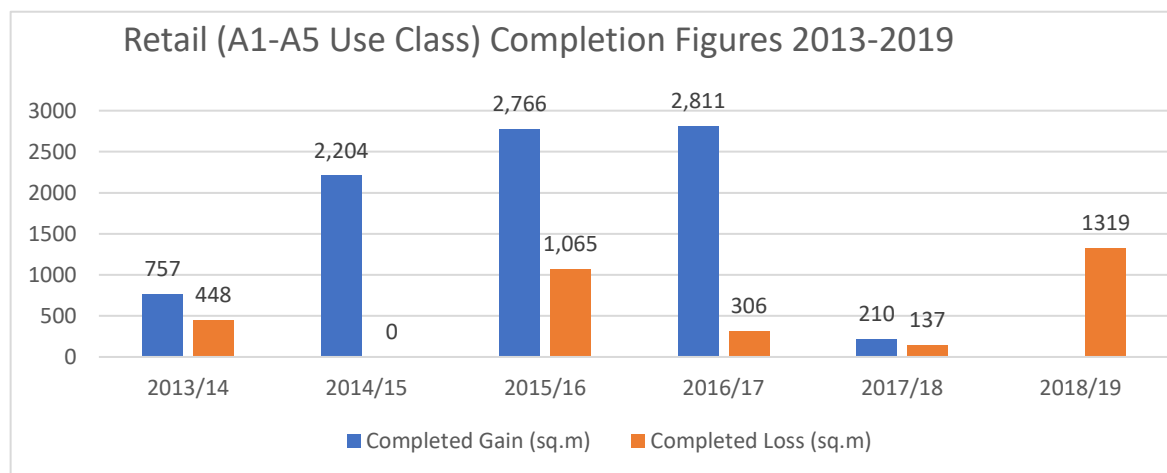
9.1 The retail completions in Fareham Borough for the monitoring year 2018/19 are set out in Table 13. Overall the floorspace figures for completed retail and leisure schemes in the past year have shown a loss of over 1300sq.m.

Table 13: Retail (A1-A5 Use Class) Completions in Fareham 2018-19

Site Address	Use Class	Proposal	Completed Gain (sq.m)	Completed Loss (sq.m)
Staples UK Limited, Broadcut, Fareham	A5	Change of Use from Class A1 (Retail) to Class D2 (24-Hour Gymnasium) Including Minor External Alterations		1319
Total				1319

Figure 4: Retail (A1-A5 Use Class) Completion Figures 2013/14-2018/19

9.3



9.4 The following tables show the planning applications which were approved over the monitoring period that resulted in the loss of retail floorspace. These applications were assessed individually on their merits and found to have an acceptable impact upon the vitality and viability of the frontages. The figures include change of use to residential accommodation made under the changes to the General Permitted Development Rights which allow the conversion of some shops (A1) into dwellings (C3) which came into force in May 2013.

Table 14: Permissions for the gain of retail floorspace in Fareham 2018/19

9.5

Site Address	Description	Net Gain (sq.m)
P/17/0679/FP LIDL AND 10-23 APEX CENTRE	Lidl foodstore (Use Class A1) with customer car park, associated landscaping and access works, following demolition of existing store & 10-23 Apex Centre.	1138
Ground Floor, 27-29 Middle Road Park Gate	Change of use from office (class A2) to micro pub (class A4)	69 (A4)

Table 15: Permissions for the loss of retail floorspace in Fareham 2018-19

Site Address	Description	Loss (sq.m.)
238 White Hart Lane	Change of use from A1 (retail) unit to a one-bedroom dwelling with front porch and other alterations to the front elevation	47.5
The Hoeford Inn 250 Gosport Road	Change of use from A4 (Public House) to D1 (Day nursery) on the ground floor and B1 (offices) on the first floor	2068
Ground Floor, 27-29 Middle Road Park Gate	Change of use from office (class A2) to micro pub (class A4)	69 (A2)
20 West Street Portchester	Change of use to beauty salon- sui generis (A1 loss)	50

9.7 These data sets, showing the reduction in increase of new retail units and the trend towards alternative uses reflects the national changes to the retail sector, with the increase of online purchasing and the increase in health, beauty and wellbeing destinations.

RETAIL HEALTH CHECK

9.8 The Council produces a Retail Health Check (RHC) annually to measure the vitality and viability of Fareham Town Centre and the district centres at Portchester and Locks Heath and the local centres at Stubbington and Park Gate. The study measures:

- Diversity of main town centre uses (by number, type and amount of floorspace);
- The amount of retail, leisure and office floorspace in edge-of-centre and out-of-centre locations;
- Proportion of vacant street level property; and
- Pedestrian flows.

9.9 A full breakdown of the retail health of the Borough’s main centres is set out in the Retail Health Check (Summer 2018). This can be found on the Council’s website at: http://www.fareham.gov.uk/planning/local_plan/retailhealthcheck.aspx

LEISURE FLOORSFAC COMPLETIONS

9.10 The leisure completions in the borough for the 2018/19 monitoring period consisted of one application for the change of use from retail (Use Class A1) to a gymnasium (Use Class D2) giving a leisure use gain of 1319 sq.m.

9.11 The Fareham Retail and Commercial Leisure Study (2017), produced to inform and support the draft version of the Local Plan 2036, has shown that the existing retail hierarchy and policies contained in the current adopted Local Plan overall remain relevant and appropriate. A total need of 4,300 sq.m has been identified for the period of the Local Plan 2036 with the anticipated delivery of 2,300 sq.m of this total post 2026. However, the findings from the Fareham Retail and Commercial Leisure Study (2017) recognise the projections beyond 2026 are less reliable and are based on broad projections of growth. Changes in retail such as the continued growth of internet shopping also add an element of uncertainty to the delivery projections. It’s therefore important to consider that the

identified retail need has limited weight at this stage in preparing the Fareham Local Plan 2036 and will subsequently be further reviewed at the next stage in its preparation. As previously mentioned in relation to housing and employment, the draft version of the Local Plan currently has limited weight at this juncture.

10.0 Transport and Movement

- 10.1 Information on this section has been provided to highlight transport and movement related improvements which are proposed, currently underway or completed within the Borough. It is important to consider that whilst the following is of relevance to the Borough, the delivery of the noted road improvement schemes are the responsibility of Hampshire County Council as the local highway authority. It is also important to consider that the Fareham Railway Alliance Scheme is the responsibility of Network Rail alongside its partner organisations.

HIGHWAY IMPROVEMENTS

- 10.2 A number of major road improvements were progressed in Fareham Borough during the 2018/19 monitoring period. A full list of transport schemes and latest progress on these can be viewed at <https://www.hants.gov.uk/transport/transportchemes>. A summary of the major improvements undertaken during the 2018/19 monitoring period is provided below.

St John The Baptist Primary School improvements – October 2018

- 10.3 Work has now been completed on the implementation of road surface lining and signage improvements to slow traffic in the vicinity of St John The Baptist Primary School.

Newgate Lane – Nov 2018

The final phase of works to the improvements to Newgate Lane opened to traffic on 8th April 2018. This new road is named Newgate Lane East.

M27 Junction 10 improvements – March 2019

The County Council is currently developing a scheme to upgrade the M27 junction 10 north of Fareham, to an all moves junction to help facilitate the development of [Welborne Garden Village](#). The County Council is working closely with Highways England to ensure compatibility with the Smart Motorways programme and also with the Master Developer and landowner, Buckland Development Ltd regarding the interface with the development.

The M27 Junction 10 currently has restricted access, only allowing partial movements for traffic westbound off and eastbound on. The proposed improvements for M27 Junction 10 include the provision of a new underpass underneath the M27 west of the existing junction; the provision of two new slip west facing roads and a replacement for the existing west-bound off-slip to create an all moves junction. Pedestrian and cycle facilities will be provided for throughout the scheme and a new dedicated BRT link will be provided.

Stubbington Bypass- Nov 2019

Advance works to establish site offices in preparation for the start of construction of the Stubbington Bypass in the new year began on 25 November 2019.

Construction will start in early 2020 following the resolution of the public inquiry held in November 2018.

11.0 Flood Risk and Coastal Management

Number of planning applications granted permission contrary to the advice of the Environment Agency on flood defence grounds.

- 11.1 There were no planning applications granted contrary to advice provided by the Environment Agency or Hampshire County Council in their role as Local Lead Flood Authority during this 2018/19 monitoring period.

COASTAL MANAGEMENT

- 11.2 Fareham is a coastal Borough with parts of the coast at risk from tidal flooding. The Eastern Solent Coastal Partnership (ESCP), a partnership of four local authorities, was set up to jointly oversee coastal flood and erosion risk across the 162km of coastline from the River Hamble to Chichester Harbour. Fareham's coastline is covered by three coastal defence strategies:

- Itchen to Hamble coastal defence strategy
- River Hamble to Portchester Castle coastal defence strategy
- Portchester Castle to Emsworth coastal flood and erosion risk management strategy

- 11.3 Two Coastal Change Management Areas are identified within Fareham Borough by the ESCP. These are:

- Hook Spit to Workman's Lane
- Hook Park to Meon Shore (including Solent Breezes and Chilling Cliffs)

11.4 **COASTAL SCHEMES**

Hill Head to Portsmouth Harbour Entrance BMP Study

The River Hamble to Portchester Strategy ('The Strategy') identified a 10km stretch of coastline in Fareham and Gosport as a key area for beach management. The ESCP has successfully applied to the Environment Agency for funding to develop this Beach Management Plan (BMP) which will build on the Strategy.

The BMP extends from Hill Head to the western tip of Portsmouth Harbour Entrance and includes Lee-on-the-Solent beach, which underwent works in 1997 (rock groynes and beach nourishment), and other key areas such as Hill Head and Stokes Bay, which have had smaller interventions in response to erosion issues. However, sustainable beach management benefits from a broader and more strategic approach and the ESCP are now developing a BMP study to reduce erosion and flood risk and maintain the recreational benefits that the beach offers. A key element of this is to analyse the coastal processes over the BMP frontage and wider area, informed by 14 years of survey data. Full environmental consideration will be given when making recommendations for future operational phases of the BMP.

A key element of the development of this BMP will be in the form of a public consultation and engagement. The Strategy undertook a consultation exercise back in 2014, which showed strong support for the project. The BMP Study will identify and integrate wider initiatives such as regeneration, tourism, recreation and amenity objectives into the operational phase of the BMP.



Completed Sea Defences at Hill Head

Portchester to Paulsgrove Coastal Flood and Erosion Risk Management Scheme

- 11.5 There are currently 361 residential and 108 commercial properties at risk from coastal flooding in Portchester and Paulsgrove. This is expected to increase with the effects of climate change to 662 residential and 141 commercial properties at risk by the year 2115. Plans to improve coastal flood defences covering the area of coastline between Portchester Sailing Club and Port Solent are currently under development. The scheme is currently in the outline design phase. A business case for funding to undertake the detailed design and construction of the scheme was submitted to the Environment Agency in August 2017 and approval for the funding has now been received, however this is subject to a further significant external contribution to the scheme. More information can be found on the Eastern Solent Coastal Partnership website at: <http://www.escp.org.uk/PortchesterPaulsgrove>



Current Defences at Portchester

12.0 Biodiversity and the Natural Environment

HAMPSHIRE BIODIVERSITY INFORMATION CENTRE

- 12.1 The monitoring of wildlife and natural habitats in the Borough is undertaken by the Hampshire Biodiversity Information Centre (HBIC). HBIC is supported by Hampshire County Council and the organisation maintains and keeps biodiversity data for partnering authorities such as Fareham. HBIC produces an annual AMR, which provides monitoring information relating to the changes in priority habitats, designated sites and selected notable species in the Borough and the wider Hampshire area. The most up to date document is the 2018/19 which was published in December 2019. It is available via this link <https://documents.hants.gov.uk/biodiversity/HBICAnnualreport2018-19.pdf>
- 12.2 For further information regarding the internationally important designated sites, contact details are available on the Natural England website⁷. For information regarding Local and National Nature Reserves, contact information is available on the Hampshire County Council⁸ and/or the Hampshire and Isle of Wight Wildlife Trust⁹ websites.



BIRD AWARE SOLENT

- 12.3 Bird Aware Solent is the public face of the Solent Recreation Mitigation Partnership. It raises public awareness of over-wintering birds on the Solent by employing a team of rangers who help visitors and communities on the coast to understand the importance of the diverse species and the impact of disturbance. Bird Aware Solent undertake comprehensive monitoring and surveys in relation to visitors and bird numbers and distribution. Details can be found on their website at <http://www.birdaware.org/monitoring>. The work they undertake is funded in part by the SRMP contributions raised from the planning applications for new dwellings in the Borough.

⁷ <https://www.gov.uk/government/organisations/natural-england#org-contacts>

⁸ <https://www.hants.gov.uk/aboutthecouncil/contact>

⁹ <https://www.hiwwt.org.uk/contact-us>

APPENDICES

Appendix 1						
Net Housing Completions by Settlement ¹⁰						
Settlement	Housing Completions					
	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Western Wards & Whiteley	185	189	268	161	127	930
Fareham	19	156	55	117	101	448
Portchester	13	3	-1	0	54	69
Stubbington & Hill Head	4	7	3	5	4	23
Titchfield	66	16	24	8	4	118
Total	287	371	349	291	290	1588

¹⁰ The completion figures are different to those in Table 2 in paragraph 4.3, as the completion figures in Table 2 include an allowance for C2 completions as per the Housing Delivery Test guidance. The figures in Appendix 1 include C3 completions only and are therefore marginally lower.

Appendix 2

Schedule of Sites which comprise the Five-Year Housing Land Supply (as reported to Planning Committee 24th April 2019)

PROJECTED SUPPLY	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	Totals	Notes for 5Y Position
OUTSTANDING PLANNING PERMISSIONS - SMALL (1-4 dwellings) (10% discount)	31	31	31			93	10% reduction rate applied to account for likely lapses in permission. Final permission figures are draft.
OUTSTANDING PLANNING PERMISSIONS - LARGE (5 dwellings+)						644	
16 Botley Road, Park Gate (03/1439/FP)	6					6	Site under construction. 12 units completed 18/19.
3-33 West Street, Portchester (07/0042/FP)	16					16	Site under construction.
New Park Garage, Station Road, Park Gate (09/0672/FP)	14					14	Site under construction.
Land off Cartwright Drive, Titchfield (14/0741/FP)	40	46				86	Site under construction. Delivery projections as informed by HCC LAMS (2018).
100 Wickham Road, Fareham (14/1252/FP)		13				13	Details Pursuant to conditions now in P/14/1252/DP/A. Nothing to indicate that the site won't be developed in the 5-year period at this stage (April19)
Swanwick Marina, Bridge Road (15/0424/VC)		20	30			50	The site is still considered to be developed in the 5-year period at this stage.
123 Bridge Road, Sarisbury Green (15/0391/FP)	5					5	Site owned by FBC. Detailed planning in place and delivery expected to start in Spring 2019.

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4-14 Botley Road, Park Gate (16/0295/FP)	46					46	Site under construction.
Land to rear of 405 & 409 Hunts Pond Road (P/16/1251/FP)	4					4	Site under construction. 6 units completed 18/19.
189-199 West Street, Fareham (P17/0293/PC)	8					8	Development commenced. Nothing to indicate that the site won't be developed in the 5-year period at this stage.
Auto & Marine, 132 Highlands Road, Fareham (P/17/0366/FP)	5					5	Discharge of conditions application approved September 2018, but there remain further outstanding ones. Expected to be developed in 5-year period.
Land to rear of 184 Bridge Road (P/17/0697/FP)	8					8	Site under construction.
1 Station Industrial Park, Duncan Road, Park Gate (P/17/1219/PC)		15				15	No construction on site - remains offices. Expected to deliver in the 5-year period.
10 East Street, Fareham (P/17/1060/FP)			5			5	No construction on site at present but site is expected to deliver in the 5-year period.
Willows End, 312 Old Swanwick Lane (P17/1390/FP)			6			6	Details pursuant application approved April 18 to enable development to commence - expected to deliver in the 5-year period
Cranleigh Road, Portchester (Appeal allowed, Reserved Matters Application P/17/1170/RM)	40	40	24			104	Site under construction. 16 units completed in 2018/19.
Wykeham House School (P/17/0147/FP)	10	5				15	Site under construction.
Land east of Brook Lane, Warsash - Taylor Wimpey (P/16/1049/OA)		10	45	30		85	Permission granted by Planning Inspector following planning appeal (APP/A1720/W/17/3177435). Reserved matters in

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Hampshire Rose, Highlands Road, Fareham (P/17/0956/FP)	18				18	Site owned by FBC. Detailed planning in place and development expected to start in Spring 2019.
Former Scout Hut Coldeast Way Sarisbury Green (P/17/1420/OA)			7		7	Outline planning approved in May 2018. Land expected to be transferred from HCA to FBC in Autumn 2018.
18-23 Wykeham Place (Former School Sports Hall), East Street, Fareham (P/18/0589/FP)	6				6	Site under construction.
Land North of Funtley Road, Funtley (P/17/1135/OA)		27			27	Full planning approved November 2018. Recent permission expected to deliver in 5 year period.
Southampton Road (Land at Segensworth Roundabout) (P/18/0897/FP)				41	41	Full planning approved December 2018 for 75 bed care home (housing delivery test ratio applied).
123 Barnes Lane, Sarisbury Green (P/18/0690/FP)				41	41	Full planning approved December 2018 for 75 bed care home (housing delivery test ratio applied).
Land to East of Bye Road (self/custom build) (P/17/1317/OA)		4	3		7	Full planning approved January 2019. Recent permission expected to deliver in 5 year period.
Land to south of Rookery Avenue, Swanwick (P/18/0235/FP)	6				6	Full planning approved October 2018. Recent permission expected to deliver in 5 year period.
RESOLUTION TO GRANT PLANNING PERMISSION – LARGE (5 dwellings+)					831	

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Land at Brook Lane, Warsash - Foreman Homes (P/17/0845/OA)		40	70	70		180	Resolution to grant outline planning permission at January 2018 Planning Committee for up to 180 dwellings, subject to a Section 106 agreement.
Land East of Brook Lane, Warsash – Bargate Homes (P/17/0752/OA)		20	40	40	40	140	Resolution to grant outline planning permission at January 2018 Planning Committee for up to 140 dwellings, subject to a Section 106 agreement.
Land South of Greenaway Lane, Warsash - Land & Partners (P/17/0998/OA)		25	60	60	12	157	Resolution to grant outline planning permission at May 2018 Planning Committee for up to 157 dwellings, subject to a Section 106 agreement. Projections pushed back one year compared with site promoter's submission.
Heath Road, Locks Heath – Hampshire County Council (LP2 H11) (P/17/1366/OA)		30	40			70	Resolution to grant outline planning permission at February 2018 Planning Committee for up to 70 dwellings, subject to a Section 106 agreement.
East & West of 79 Greenaway Lane, Warsash (P/18/0107/OA)		20	10			30	Resolution to grant outline planning permission at June 2018 Planning Committee for 30 dwellings, subject to a Section 106 agreement.
Land South of Funtley Road, Funtley (P/18/0067/OA)		15	30	10		55	Resolution to grant outline planning permission at July 2018 Planning Committee for 55 dwellings, subject to a Section 106 agreement.
Land South West of Sovereign Crescent, Locks Heath (P/18/0484/FP)		8	30			38	Resolution to grant full planning permission at September 2018 Planning Committee for 38 dwellings, subject to a Section 106 agreement.

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Moraunt Drive, Portchester (P/18/0654/FP)		16	32			48	Resolution to grant full planning permission December 2018.
Southampton Road (Reside) (P/18/0068/OA)		35	50	20		105	Resolution to grant outline planning permission December 2018.
Egmont Nurseries, Brook Avenue (P/18/0592/OA)			8			8	Resolution to grant outline planning permission December 2018.
ADOPTED LOCAL PLAN HOUSING ALLOCATIONS						757	
Wynton Way, Fareham (LP2 H3)				18		18	Site currently owned by HCC. Acquisition of site from HCC is agreed in principle but subject to negotiation. Pre-app has taken place and constraints plans complete to inform layout plan and yield. Expected to realistically delivery toward the latter part of 5-year period.
335-337 Gosport Road, Fareham (LP2 H4)					12	12	Site currently owned by HCC. Pre-app has taken place and constraints plans complete to inform layout plan and yield.
Stubbington Lane, Hill Head (LP2 H12)			12			12	Site owned by FBC. Expected to deliver affordable homes in the short term. Pre-app has taken place and a concept design has been agreed in principle. Site is expected to deliver in the 5-year period.
Sea Lane, Hill Head (LP2 H13)			8			8	Site owned by FBC. Expected to deliver affordable homes in the short term.

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Corner of Station Road, Portchester (LP2 H20)				17		17	Site recently purchased by FBC. Has existing resolution for 17 aged-persons apartments (P/16/0142/FP) subject to a Section 106 agreement. Expected to deliver in the short term.	
Welborne (LP3)		30	180	240	240	690	Based on phasing information submitted as part of revised planning application.	
EMERGING BROWNFIELD SITES							145	
Fareham Magistrates Court		45				45	Application received (P/18/1261/OA).	
Warsash Maritime Academy			50	50		100	Request for screening opinion (EIA) submitted February 2019 for the development of up to 100 dwellings, a care home of up to 66 beds and employment space. Projected delivery rates and timing remain subject to revision.	
WINDFALL ALLOWANCE							74	
Small (1-4 units)				37	37	74	As per the rate set out in the Council's Windfall Background Paper (2017).	
TOTAL PROJECTED HOUSING SUPPLY from 1 st April 2019 – 31 st March 2024							2,544	
	263	495	788	669	329			