



Fareham Borough Council Authority Monitoring Report (AMR) 2019-20

March 2021

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

If you have any questions on the Fareham Borough Local Plan, please contact a member of the Planning Strategy Team at Fareham Borough Council.

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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 15th Authority Monitoring Report (AMR) and covers the period 1 April 2019 to 31 March 2020.
- 1.2 Monitoring of policies enables officers to assess the effectiveness of existing policies and to implement any proposed changes to key policy shortcomings. Policies also need to be updated or revised where relevant legislation, policies or guidance has changed or been updated.
- 1.3 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;
 - **Contributions from Development** – reporting on CIL and S106 receipts collected by the Council through planning applications during 2019/20;
 - **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 2019/20, 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.
- 1.4 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 2019/20 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 2019/20;
 - **Biodiversity and the Natural Environment** - Reporting on priority habitats and nature conservation designations, including the condition of these where such information is available during 2019/20.

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 September 2020- LDS set out a timetable for the production of the new Local Plan (henceforth referred to as the Local Plan 2037). This timetable allowed for the Local Plan 2037.

LOCAL PLAN PROGRESS

- 2.3 This section of the monitoring report audits the progress of Local Plan during the period 1st April 2019 to 31st March 2020, but also includes progress up to the publication of this AMR where considered appropriate and relevant.
- 2.4 Special edition copies of the council's "Fareham Today"- magazine were published and distributed to all households and businesses for both consultations. The six-week consultation on the Issues and Options ended on 26th July 2019 with over 566 individuals and organisations submitting comments.

Table 1: Timeline for preparing Fareham Local Plan 2037 (as presented in the Local Development Scheme September 2020)

	Consultation On Draft Plan	Consultation on 'Issues and Options'	Consultation on revised development strategy & additional allocations	Regulation 19	Examination	Adoption
Fareham Local Plan 2037	Autumn 2017	Spring 2019	Winter 2019	Autumn2020	Spring /Summer 2021	Autumn/Winter 2021

 Target achieved  Future Target

- 2.5 The latest LDS can be found on our website at https://www.fareham.gov.uk/planning/local_plan/lids.aspx
 A new LDS is proposed to be presented to the Council's Executive in late spring 2021. This will present a revised timetable given that the Council proposes a further Regulation 19 consultation on changes to the Publication Local Plan in light of the Government's PPG announcement on 16th December 2020.

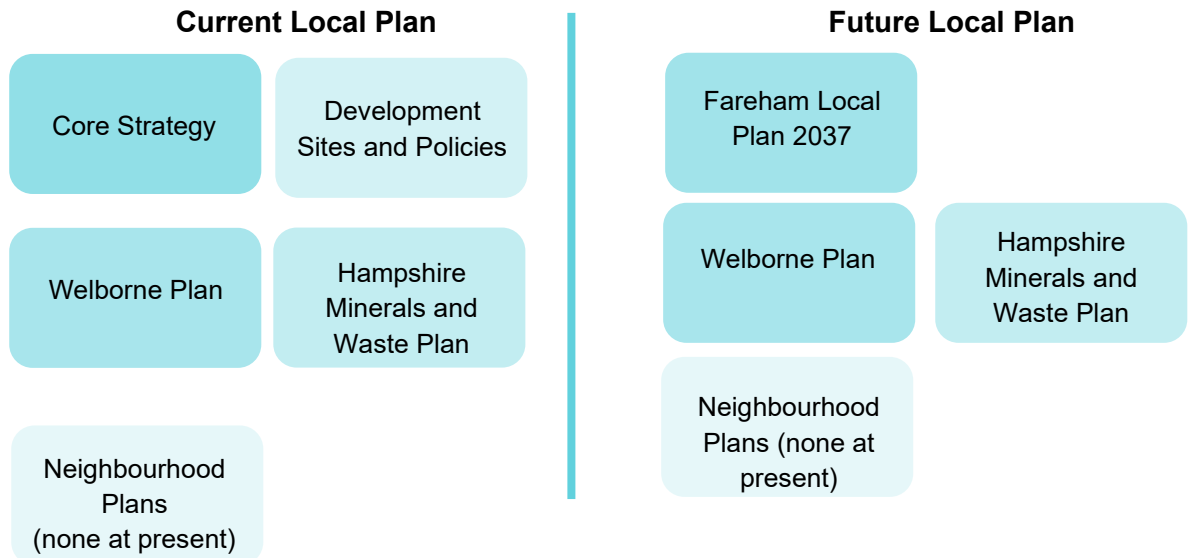
ADOPTED LOCAL PLAN

- 2.6 Further to Table 1, it is important to appreciate that whilst the publication version of the Local Plan 2037 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 2037 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 considerations, such as arising from changes to legislation or national policy. For clarity, Figure 1 below shows the current and future local plan for the Borough.

- 2.7 There were no nullifications to any of the Council’s adopted Local Plan policies during the 2019/20 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.

Figure 1: Current and Future Local Plan



3.0 Housing Delivery

NET HOUSING COMPLETIONS

- 3.1 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 2019/20 a total of 285 net new dwellings were completed in Fareham Borough (Appendix 1).
- 3.2 Housing delivery is also measured through the Housing Delivery Test (HDT) which was introduced by the 2018 NPPF. The test provides a percentage measurement of the number of homes that have been built over the previous three financial years (i.e. April-March) against the number of homes required during that three-year period. The HDT results are reported by Government each year. The result of the HDT 2019 was published in February 2020 by MHCLG and is set out in Table 2 below.

Table 2: Housing Delivery Test Result (2019)

Number of Homes Required			Total Homes Required	Number of Homes Delivered			Total Homes Delivered	HDT 2019 Measurement
2016/17	2017/18	2018/19		2016/17	2017/18	2018/19		
270	327	347	944	356	291	290	937	99%

Table 3: Housing Permissions

Year	Net new homes permitted
2016 - 2017	244
2017 - 2018	300
2018 - 2019	199
2019 - 2020	73

- 3.3 The overall number of permissions granted was down in the year due to the issue of nitrate neutrality affecting development in the Borough (the number of new houses granted permission totalled 73 which is very low compared to previous averages of around 280). At the beginning of 2019, Natural England the government's advisor for the natural environment, advised in light of recent changes in case law and the already known water quality issues associated with the majority of the Solent water bodies, any new development which would result in an increase in 'overnight' stays¹, should achieve nitrate neutrality in order to not have any likely significant effects. As a result, since February 2019 and for all of the monitoring period, the Council was unable to grant planning permission for development until there was an appropriate mitigation solution available. This primarily explains the low number of permissions during this period.

¹ This includes all new residential dwellings, Gypsy Traveller accommodation, hotels and other tourist accommodation

AFFORDABLE HOUSING COMPLETIONS

- 3.4 In 2019/20, 27 out of the 285 housing completions constituted the delivery of net affordable housing in the Borough. Table 4 shows the overall number of affordable dwellings completed since 2011/12.

Table 4: 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%
2019-2020	27	285	9%

- 3.5 The number of net affordable homes completed during 2019/20 is low which is attributable to the following factors:
- A number of 2019/20 completions were prior approvals and therefore did not contribute affordable housing as part of the scheme
 - 4 larger sites had completed 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
- 3.6 In the coming years it is expected that the delivery of new affordable dwellings will increase significantly. There are over 900 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.
- 3.7 In the future some additional affordable homes will also be delivered directly by the Council. The Council's Affordable Housing Strategy 2019/20 identifies a number of sites that Fareham Housing (i.e. the Council) can develop for affordable housing over the next five years.
- 3.8 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 or if the site has an area of 0.5 hectares or more. 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 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.

² https://www.fareham.gov.uk/PDF/housing/AHS_2019.pdf

FIVE YEAR HOUSING LAND SUPPLY

- 3.9 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.
- 3.10 A report to Planning Committee in June 2020³ reported that the Council has 4.03 years of housing supply against the 5YHLS requirement as at 1st April 2020. In numerical terms, the shortfall is 522 dwellings. A full breakdown of the methodology used to calculate the 5YHLS can be found in the 5YHLS position report on the Council's website at: http://www.fareham.gov.uk/planning/local_plan/fiveyearhousinglandsupply.aspx.

SELF AND CUSTOM BUILD

- 3.11 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.
- 3.12 The Council established a Self-build and Custom Housebuilding Register in March 2016 which is publicised via its website 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 Publication version of the Local Plan 2037.
- 3.13 On 1 August 2017, in line with the Self-build and Custom Housebuilding Regulations 2016, the Council introduced 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 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. There is no charge for those wishing to join the Self and Custom Build Register.
- 3.14 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.

The number of individuals and groups that have joined the register in each base period is shown in table 5.

³ The Council's most recent five year housing land supply statement was published in February 2021 and is available on our website.

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

Table 5: Self and Custom Build Register Base Periods

Base Period	Date of Base Period	Number of individuals part 1	Number of individuals part 2	Number of groups	Suitable permissions to be granted by:
1	Apr 16 – Oct 16	35	0	0	30 Oct 2019
2	Oct 16 – Oct 17	61	1	0	30 Oct 2020
3	Oct 17 – Oct 18	27	4	0	30 Oct 2021
4	Oct 18 – Oct 19	42	10	0	30 Oct 2022

- 3.15 The Council is required to provide suitable development permission for serviced plots of land to meet the need on part 1 of 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. 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.

4.0 Neighbourhood Planning

- 4.1 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.
- 4.2 In the previous monitoring period (2018/19), a referendum was held on the Titchfield Neighbourhood Plan. 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. The Titchfield Neighbourhood Forum and Titchfield Neighbourhood Area was designated in March 2017 for a period of five years. There was no activity on the Titchfield Neighbourhood Plan during the monitoring period.
- 4.3 In July 2019 the Council's Executive approved applications for the designation of the Warsash Neighbourhood Forum and Warsash Neighbourhood Area. These designations last for a period of five years, unless the Forum notify the Council of their intention to withdraw them.
- 4.4 Information on the Neighbourhood Plan process, grant options available to 'qualifying bodies' and details of the designation of the two Neighbourhood Areas and Forums as well as any future updates can be found on the Council's website at <http://www.fareham.gov.uk/planning/neighbourhoodplanning.aspx>.

5.0 Contributions from Development (Planning Obligations)

- 5.1 Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority. Planning obligations run with the land, are legally binding and enforceable. Planning obligations are also commonly referred to as 'section 106', 'S106', as well as 'developer contributions' when considered alongside highways contributions and the Community Infrastructure Levy (CIL).
- 5.2 The Council introduced CIL in May 2013 and uses both CIL and S106 contributions to mitigate the impacts of development proposals. In order to prevent the Council double-charging developers, the spending of contributions is divided into two mutually exclusive lists. The Council maintains 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.

COMMUNITY INFRASTRUCTURE LEVY

- 5.3 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.
- 5.4 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.
- 5.5 In line with Regulation 121A of the Community Infrastructure Levy (Amendment) Regulations 2019, the Council produces an annual Infrastructure Funding Statement 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 2019/2020 was published in December 2020 and is available on the Council's website⁶. The Infrastructure Funding Statement also includes the list of projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL Regulation 123 list).
- 5.6 The total value of demand notices issued in the reported period is £1,345,748.20 and the total amount of CIL receipts collected within the period 2019/20 totals £1,073,704.09.

Figure 2 CIL Expenditure

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

⁶ http://www.fareham.gov.uk/planning/local_plan/ciladopt.aspx

The total CIL expenditure recorded for the reported period is as follows:

Figure 2 Total CIL Expenditure for 2019/20 by project

Infrastructure	Date	Amount	Description
New Fareham Arts Venue	2019-2020	£426,586.83	Capital expenditure to deliver the vision of a new arts and entertainment facility in Fareham.
Play Area Improvement Programme	2019-2020	£212,431.88	Upgrades to play areas in Portchester, Titchfield, Sarisbury and Fareham
Bus Shelters	Dec 2019 Feb 2020	£10,720.99	Two bus shelter installations
Holly Hill Cemetery Extension	2019-2020	£220,605.26	Extension to Holly Hill cemetery to provide an extra 350 burial spaces
Total		£ 870,344.96	

5.7 A total of £475,403.24 was allocated during the reporting period but not spent. The total amount of CIL receipts retained at the end of the reporting period is £4,506,247.07.

SECTION 106 AGREEMENTS

5.8 Section 106 (S106) agreements are an agreement between the Council and a developer, made at the point when planning permission is granted 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.

Table 6 below provides detail of the S106 contributions which have been agreed in the current reporting year⁷.

Table 6: Section 106 Planning Obligations

Agreement Date	Application No	Address	Type	Financial Obligation
17/06/2019	P/18/1390/RM	Land at Daedalus/Faraday Business Park Spitfire Way Lee-On-The-Solent	Geese and Waders Mitigation Contribution	£24,927.00
04/07/2019	P/19/0222/FP	Vulcan Way Fareham	Geese and Waders Mitigation Contribution	£18,517.00

⁷ Applications which have received a Resolution to Grant at planning committee during the 2019-20 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.

SOLENT RECREATION MITIGATION PARTNERSHIP CONTRIBUTIONS

- 5.9 Bird Aware Solent is the public face of the Solent Recreation Mitigation Partnership. It 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. 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.
- 5.10 The specific measures within the Bird Aware Solent Strategy which aim to reduce the impact on birds' habitat from new housing developments include:
- 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.
- 5.11 Bird Aware Solent also undertake comprehensive monitoring and surveys in relation to visitors and bird numbers and distribution. Details can be found on their website⁸. The work they undertake is funded in part by the SRMP contributions raised from planning permissions for new dwellings in the Borough.
- 5.12 Financial contributions per new dwelling (based upon a sliding scale of bedroom numbers and indexed annually) are collected from developments to fund the Bird Aware Solent Strategy. This is payable in addition to any CIL liability or other S106 contributions. From the 1st April 2019 until the end of March 2020 the developer contribution levels were :
- 1 bedroom property £346
 - 2 bedroom property £500
 - 3 bedroom property £653
 - 4 bedroom property £768
 - 5 bedroom property £902
- 5.13 In the 2019/20 monitoring period £32,749.00 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

- 5.14 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.

Table 7 details the payments received by the Council in respect of the New Homes Bonus grant scheme.

Table 7: New Homes Bonus Grants

⁸ [Birdaware Solent - Monitoring](#)

Total grant	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
	£1,092,738	£1,415,936	£1,648,002	£2,063,785	£1,574,176	£962,034	£820,860

6.0 Duty to Cooperate

6.1 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.

6.2 The Council has continued to proactively engage with stakeholders and the community during the AMR period including neighbouring authorities, Partnership for 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).

FAREHAM LOCAL PLAN 2037 (REGULATION 19 PUBLICATION LOCAL PLAN)

6.3 As part of the preparation of the Publication Local Plan the Council actively engaged and co-operated with its neighbouring local planning authorities (Winchester City Council, Portsmouth City Council, Gosport Borough Council and Eastleigh Borough Council), 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)

6.4 In September 2020 the Council published a statement of compliance with the Duty to Co-operate⁹ as part of the evidence base for the Publication version of the Fareham Local

⁹<https://www.fareham.gov.uk/PDF/planning/publicationplan/DutytoCooperateStatement.pdf>

Plan 2037. This sets out how the Council has met with its duty to co-operate requirements in preparing the Local Plan.

PARTNERSHIP FOR SOUTH HAMPSHIRE

- 6.5 Fareham is a member of the Partnership for South Hampshire (PfSH), which is made up of 12 local authorities, including Hampshire County Council; East Hampshire District Council; Eastleigh Borough Council; Fareham Borough Council; Gosport Borough Council; Havant Borough Council; New Forest District Council; New Forest National Park Authority; 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.
- 6.6 PfSH is currently working on a new Joint Strategy and Statement of common ground to support emerging Local Plans. More information can be found on [their website](#).

7.0 Employment Floorspace Delivery

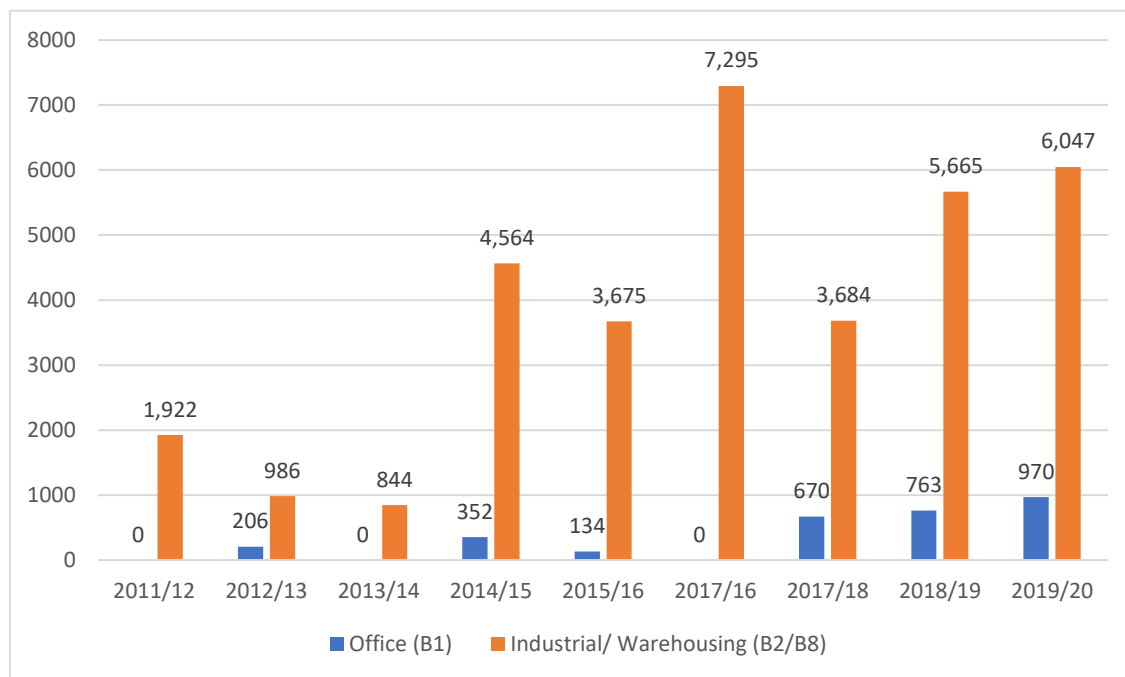
- 7.1 Fareham has a strong economy with a good balance of businesses and approximately 82% of the Borough's population classed as Economically Active People. B-class employment completions and losses are monitored annually to assess floorspace delivery against identified need.
- 7.2 On the 1st September 2020, the government amended the use class order to include a new 'E' class which combines all commercial, business and services uses including shops, financial and professional services, cafes, offices, research and development, industrial, clinics and health centres, day centres and gyms. This means that categorising land for 'B class' employment uses is no longer appropriate. However, we are still reporting this way in the monitoring period covered by this report.
- 7.3 Employment floorspace completions in 2019/20 were mostly gains. This gain was mainly attributable to development for light industrial warehouse use at Midpoint 27, Segensworth.

Table 8: Employment Floorspace Completions in Fareham 2019/20

Site Address	Use Class	Proposal	Completed Gain (sq.m)	Completed Loss (sq.m)
Mid Point, 27 Site land Adjacent to Raymarine	B1-B8	Light industrial warehouse unit with B1, B2 & B8 classifications, ancillary offices, car parking and service yard	4509	
32-34 Fareham Industrial Park	B1-B8	Change Of Use From Leisure Facility (Class D2) To Business (B1), General Industrial (B2) And Warehouse (B8) With Associated Amendments To Car Park Layout	1538	
Delta House, 5 Delta Business Park, Saltens Lane	B1	Change of use from D1 (Non- residential institutions) to B1 (Business) for use as an office, including external air conditioning units	970	
Total Employment Floorspace Gain/Loss			+7017	

Figure 3 shows the past 9 years of employment floorspace completions.

Figure 3: Employment Floorspace Completions 2011/12-2019/20



7.4 Table 9 below records employment loss completions for the last nine years. It shows that a total of 1,202 sqm B1 to B8 space was lost during the monitoring period. As a result of the changes to the General Permitted Development Rights, which came into force in 2013, there has been a loss of 451 sq. metres of B1 office floorspace to residential accommodation within the monitoring period.

Table 9: Employment Floorspace Losses in Fareham 2011/12-2019/20

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total (sq.m)
Office (B1a) to Residential (C3)	0	-396	-856	-4,104	-1,846	0	0	0	-451	-7,653
Office (B1a) to Retail (A1)/Leisure (D2)	0	-892	-260	0	0	0	0	0	0	-1,152
Industrial/ Warehousing (B1-8) to Residential (C3)	0	0	0	-2,450	0	0	0	-203	-751	-3,404
Industrial/ Warehousing (B1-8) to Retail (A1)/ Leisure (D2)	0	-1,452	0	-860	0	0	-485	0	0	-2,797

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Total	0	-2,740	-1,116	-7,414	-1,846	0	-485	-203	-1,202	-15,000
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7.5 In addition, permission was granted to the applications in Table 10 which may lead to a loss of office use floorspace in future monitoring periods.

Table 10: Permissions granted in 2019-20 affecting use class B1/B2

Address	Application Description	Gain (sq.m)	Loss (sq.m)
2 Union St Fareham PO16 7XX	Change of use from B1 (Office) to C3 (Dwelling House)		190
Delta House, 5 Delta Business Park, Salterns Lane	Change of use from D1 (Non-residential institutions) to B1 (Business) for use as an office	970	
Spinnaker House, Waterside Gardens Fareham PO16 8SD	Office development (B1) with parking	554	
Land At Daedalus/Faraday Business Park Spitfire Way Lee-On-The-Solent PO13 9FL	Erection of four industrial units	5038	
20 Palmerston Business Park, Palmerston Drive PO14 1DJ	Change of use from B1 (light industry) to B8 (storage or distribution)		44
Vulcan Way, PO13 9FU	Erection of industrial unit with ancillary office (use class B2)	3287	
U Drive Davis Way Fareham PO14 1JF	Construction of 3 no industrial building comprising 10 no separate units with associated parking & hard standing	1345	
Bursledon Brickworks Coal Park Lane Swanwick Southampton SO31 7GW	Conservation and alteration works to sheds 1 and 2 to create office space.	1061	
P/20/0080/CU Office 4, Sovereign House 37 Middle Rd Park Gate SO31 7GH	Change of use from office (class B1) To beauty therapy training centre (use class D1)		99

7.6 Table 11 below shows Prior Approval Change of Use applications which result again in either a loss or gain to floorspace. All of the permissions listed in the table show a loss to B1 use. The exact measurements of the floorspaces are unknown as for these types of applications floor plan measurements are not required.

Table 11: Prior Approval Change of Use applications which result in a loss or gain to floorspace

Site Address	Description	Gain or Loss of retail floorspace
24 West St, Fareham PO16 0LF	Part 3, Class O Change of use from B1 offices to 6 C3 dwellinghouses	Loss B1
94 Botley Rd, Park Gate SO31 1BA	Prior approval for a proposed change of use of part of building from office (B1A) to 4 x 1 bed & 4 x 2 bed flats	Loss B1 (A)
76 Botley Road Park Gate Southampton SO31 1BA	Prior approval notification for change of use from office (B1A) to 4 two bed dwellings (C3)	Loss B1 (A)
Clocktower Buildings 2 Shore Road Warsash Southampton SO31 9GQ	Part 3, Class O Change of use from B1 use to residential (C3)	Loss B1
42 Botley Road Park Gate SO31 1AJ	Part 3, Class O Change Of Use: B1(A) Offices To C3 Dwellinghouses, To Form Five Maisonettes	Loss B1 (A)
Merjen Engineering, Station Rd, Portchester PO16 8BG	Demolition of Merjen Engineering Building (B2 use)	Loss B2
Warsash Maritime Academy Newtown Road Warsash Southampton SO31 9ZL	Demolition of former engineering workshop building and connected substation	Loss B2

AVAILABLE EMPLOYMENT FLOORSPACE

7.7 Table 12 shows the employment floorspace available through existing planning permissions that are yet to be built out and completed (as of 1st April 2020). Around half of this availability, 35,812 sqm, is permitted floorspace at Daedalus Airfield.

Table 12: Outstanding Employment Floorspace (with Planning Permission) in Fareham 2019/20

Site Address	Use Class	Proposal	Permitted Floorspace (sqm)
Solent 2 Business Park	B1-8	Erection of Business Park for B1 Use	23,526
U-Drive, Newgate Lane	B1-8	10 B1c/B2/B8 units	1,345
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*
Spinnaker House	B1a	Office Development	554
Bursledon Brickworks, Swanwick	B1a	Conversion and alteration to form offices	1,061
Swanwick Marina, Swanwick	B1a	Redevelopment for B1a boat sales	1,545
4 Brunel Way	B1a	3 Storey Offices	285
Total Floorspace Gain			64,931

*Proposals would also see a loss of existing floorspace

7.8 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. Table 13 below shows progress against this requirement and demonstrates that there is a marginal surplus in terms of overall supply of employment floorspace in the Borough at 31 March 2020 of 1,802 sqm.

Table 13: Employment Requirement and Predicted Supply

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 2011/12-2019/20	3,095	34,682	37,777
Losses 2011/12-2019/20	-8,805	-6,201	-15,006
Permissions (net)	4,248	60,683	64,931
Local Plan Part 2 Allocated Sites	0	14,200	14,200
Welborne	4,400	15,900	20,300
Total	2,938	119,264	122,202
Surplus/Deficit	-37,762	59,864	22,102

8.0 Retail and Leisure Floorspace Delivery

8.1 The following tables show the planning applications which were approved over the monitoring period that resulted in the loss or gain of retail floorspace. 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 granted which result in the loss or gain of retail floorspace in Fareham 2019/20

Site Address	Description	Gain (sq.m.)	Loss (sq.m.)
164a West St Fareham O16 0EH	Change of use from A1 to A4 for the purpose of a micro pub	62 (A4)	62 (A1)
110 Miller Drive Fareham PO16 7LN	Change of use to coffee shop (use class A3- use for the sale of food and drink for consumption on the premises)	96.25 (A3)	96.25 (B2)
29 Shore Road, Warsash SO31 9FS	Change of use from restaurant to multi-functional therapy business (D1)	67.4 (D1)	67.4 (A3)
96 West Street, Fareham PO16 0EP	Change of use to nail salon from A1 retail		46.5 (A1)
95 West Street, Fareham PO16 0AQ	Change of use from a single A1 (retail) unit to two A3 (Restaurant Units (Unit A & Unit B including shopfront)	500 (A3)	500 (A1)
7a Brook Lane Warsash SO31 9FH	Change of use from residential to medical aesthetics	Information not included in application	
78-80 West Street Fareham PO16 0JN	Change of use from retail (class A1) to café/restaurant (class A3)	477 (A3)	477 (A1)
25 West Street Portchester PO16 9XB	Change of use from A1 to children's role play centre (sui generis)		66.2 (A1)
21 Locks Heath Centre Centre Way Locks Heath SO31 6DX	Change of use from retail (class A1) to children's role play centre (sui generis) with ancillary A1 retail use		134 (A1)

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15-17 Middle Road Park Gate SO31 7GH	Change of use from class A2 (Estate Agent) to class A5 (hot food takeaway) to include side and rear single storey extensions	92 (A5)	69.6 (A2)
68-70 West Street, Portchester PO16 9UN	Change of use from class A1 (retail) to class A2 (Financial and professional services)	203 (A2)	203 (A1)
25 West Street Portchester PO16 9XB	Change of use from A1 to D2	66.2 (D2)	66.2 (A1)
1a Fareham Park Road Fareham PO15 6LA	Subdivision of existing unit (A1) to form two units, use of additional unit within class A3 (Cafe/restaurant)	54.5 (A3)	
Swanwick Marina, Bridge Road SO31 1ZL	Partial demolition and redevelopment to provide a boat sales building, a food and beverage marina facilities building and landscaping	320 (A3)	
59 West Street, PO16 0AT	Use of 59-59A as a single unit incorporating the change of use of 59A from A3 to a nail bar (sui generis) and the change of use of 59 sui generis to a hairdressers (Class A1)	80.4 (sui generis)	132 (A3)
	Totals	2018.75	- 1788.15

8.2 Table 15 below shows Prior Approval Change of Use applications which result in either a loss or gain to retail floorspace. The exact measurements of the floorspace is unknown as for these types of applications floor plan measurements are not required.

Table 15: Prior Approval change of use applications which result in a loss or gain to floorspace

Site Address	Description	Gain or Loss of retail floorspace
150 Hunts Pond Road Fareham PO14 4PL	Prior approval notification for change of use of a carpet shop (A1) to a dwelling (C3)	Loss A1
96 West Street, Fareham PO16 0EP	Conversion of rear portion of ground floor storage area (A1 shop) to one 1- bed flat (C3)	Loss A1
266 West Street Fareham PO16 0HY	Prior approval for change of use from use class A1 (Retail) to use class D2 (Leisure facility)	Loss A1

- 8.3 Some applications can result in a change of use between retail use classes and are therefore not reflected in the tables above.

RETAIL HEALTH CHECK

- 8.4 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.

- 8.5 A full breakdown of the retail health of the Borough's main centres is set out in the Retail Health Check (Summer 2019). This can be found on the Council's website at: http://www.fareham.gov.uk/planning/local_plan/retailhealthcheck.aspx

LEISURE FLOORSPACE COMPLETIONS

- 8.6 There were no completions relating to leisure floorspace in the Borough for the monitoring period (2019/20).
- 8.7 The Fareham Retail and Commercial Leisure Study (2017) and subsequent 2020 update, produced to inform and support the Publication version of the Local Plan 2037, 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 4,600 sq.m has been identified for the period of the Local Plan 2037 with the anticipated delivery of 2,700 sq.m of this total post 2027. However, the findings from the reports recognise the projections beyond 2027 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.

9.0 Transport and Movement

- 9.1 This section highlights 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 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

- 9.2 A number of major road improvements were progressed in Fareham Borough during the 2019/20 monitoring period. A full list of transport schemes and latest progress on these can be viewed at <https://www.hants.gov.uk/transport/transport schemes>. A summary of the major improvements undertaken during the 2019/20 monitoring period is provided below.

Stubbington Bypass

- 9.3 Work commenced early 2020 and will take around 2 years. Once complete the bypass will:
- Improve journey times and reliability on the Gosport Peninsula;
 - Divert through traffic around the north and east side of Stubbington;
 - Help remove transport barriers to growth and encourage investment and regeneration, particularly at the Solent Enterprise Zone at Daedalus;
 - Provide a new single carriageway road between the B3334 Titchfield Road and the B3334 Gosport Road including a new junction at Peak Lane, and;
 - Improved off-road cycle routes between the A27 at Titchfield Gyratory and Gosport Road alongside the new road;
 - Improvements to Titchfield Road between the A27 and the new junction with the bypass (near the large greenhouses/Fides Cuttings);
 - Improvements to the Gosport Road between the new bypass junction (about 200m east of Marks Road) and the Peel Common roundabout;
 - Improvements to the A27 Titchfield Gyratory and further improvements to the Peel Common Roundabout (Gosport Road/Broom Way arms only);
 - Traffic management measures at the B3334 Gosport Road/Mays Lane and Gosport Road/Stubbington Lane roundabouts (details to be confirmed).

This scheme is funded by the Department for Transport, the Solent Local Enterprise Partnership and Hampshire County Council.

10.0 Flood Risk and Coastal Management

- 10.1 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 2019/20 monitoring period¹⁰.

COASTAL MANAGEMENT

- 10.2 Fareham is a coastal Borough with parts of the coast at risk from tidal flooding. The Eastern Solent Coastal Partnership (now rebranded as Coastal Partners), is a partnership of four local authorities, 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

- 10.3 Two Coastal Change Management Areas are identified within Fareham Borough. These are:

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

10.4 COASTAL SCHEMES

Hook Lake Coastal Management Study

The Regional Habitat Creation Programme (RHCP) is a strategic programme run by the Environment Agency. It is the Government's agreed mechanism for delivering strategic habitat compensation for the Shoreline Management Plans (SMPs) and is the amount of habitat required to address the adverse impacts on European sites from the SMP policies where the line is held through defence structures and results in coastal squeeze and saline inundation impacts¹¹. It ensures compliance with the Conservation of Habitats and Species Regulations 2017 (commonly referred to as the Habitats Regulations).

The North Solent Shoreline Management Plan (2010), River Hamble to Portchester Strategy (2016) and Regional Habitat Compensation Programme (RHCP 2019) highlighted the potential for creation of intertidal habitat at Hook Lake through creation of up to 40ha of saltmarsh.

In December 2019, Coastal Partners secured funding from Defra, approved by the Environment Agency, to conduct a study into possible habitat creation options and future management of Hook Lake in Fareham, Hampshire. As part of the Hook Lake Coastal Management study a long list of options will be identified, explored and refined into a shortlist of the most viable options. The outcomes of the study will be the identification of a leading option and associated outline business case to enable approval to proceed to detailed design and construction. Hook Lake is therefore key in compensating for intertidal habitat loss due to coastal squeeze in the region.

¹⁰ Information provided from Development Management

¹¹ For more information please see - <https://southerncoastalgroup.org.uk/regional-habitat-creation-programme/>

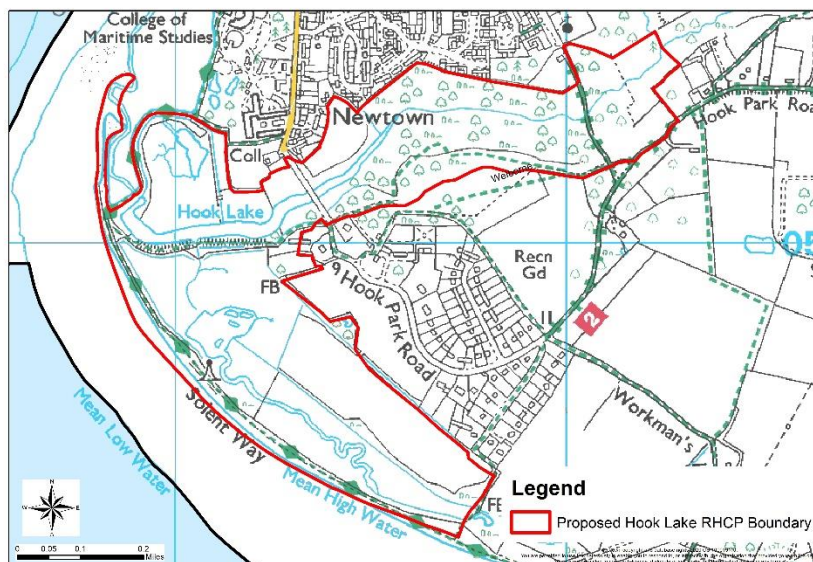


Figure 4: Map of proposed Hook Lake Regional Habitat Creation Programme boundary.

10.5 Hill Head to Portsmouth Harbour Entrance BMP Study

The River Hamble to Portchester Strategy identified a 10km stretch of coastline in Fareham and Gosport as a key area for beach management. Coastal Partners successfully applied to the Environment Agency for funding to develop this Beach Management Plan (BMP). This strategy was written during the monitoring period.

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 Coastal Partners have developed a BMP study which identifies how to reduce erosion and flood risk and maintain the recreational benefits that the beach offers. A key element of this was to analyse the coastal processes over the beach frontage and wider area, informed by 14 years of survey data. Full environmental consideration has been given when making recommendations for future operational phases of the BMP.

At present there is no central government grant to deliver the BMP given the limited number of homes at risk of flooding and erosion in the area. However, delivery of the BMP would also benefit wider initiatives such as regeneration, tourism, recreation and amenity objectives. A healthy beach will also help to reduce pressure on aging assets behind the beach. Coastal Partners will continue to investigate funding sources to deliver the BMP or where possible seek to deliver the plan in an iterative way rather than in one phase.

MAINTENANCE AND REPAIRS

10.6 In the reporting period the following repairs were undertaken to either extend the life of, or to replace coastal defences in Fareham:

- Hill Head prom remedial works.
- Cadour Drive seawall toe repairs.

11.0 Biodiversity and the Natural Environment

HAMPSHIRE BIODIVERSITY INFORMATION CENTRE

- 11.1 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, Sites of Special Scientific Interest and selected notable species in the Borough and the wider Hampshire area. The most up to date document is the 2019/20 which was published in October 2020. It is available via this link [S:\Public Services\Planning & Transportation\Planning Policy\Local Plan Review \(2015\)\04 Evidence Base\Ecology\HBIC\2019-2020\HBIC AMR 19-20 Final with checked chapters for BDBC EBC FBC GBC HvBC PCC WCC.pdf](S:\Public Services\Planning & Transportation\Planning Policy\Local Plan Review (2015)\04 Evidence Base\Ecology\HBIC\2019-2020\HBIC AMR 19-20 Final with checked chapters for BDBC EBC FBC GBC HvBC PCC WCC.pdf).



APPENDICES

Appendix 1						
Net Housing Completions by Settlement including Residential Institutions (C2 Completions)						
Settlement						
	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Western Wards & Whiteley	189	268	161	127	16	930
Fareham	156	55	117	101	114	448
Portchester	3	-1	0	54	67	69
Stubbington & Hill Head	7	3	5	4	1	23
Titchfield	16	24	8	4	87	118
Total	371	349	291	290	285	1588