



# Fareham Borough Council Authority Monitoring Report (AMR) 2016 - 2017

Final March 2018

## 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](http://www.fareham.gov.uk/planning/local_plan)

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

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For more detailed information and guidance on the planning system, visit the Department for Communities and Local Government website at <http://www.communities.gov.uk>.

### **Please Note:**

This Monitoring Report was reviewed by the Fareham Borough Council Planning and Development – Policy Development and Review Panel on 18<sup>th</sup> March 2018

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

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# 1. Introduction

## PURPOSE & AIM OF THE AUTHORITY MONITORING REPORT

1.1 This is the 12<sup>th</sup> Authority Monitoring Report (AMR) to be produced by Fareham Borough Council. The requirement for Local Authorities to produce Authority Monitoring Reports (AMRs) is set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The AMR satisfies these regulations by reporting on the following monitoring information:

- **Delivery and Implementation**

Identifying progress of the emerging local plan and supplementary planning documents against the milestones set out in the Council's Local Development Scheme (LDS) timetable and the stage reached in their preparation.

- **Local Plan Policy Analysis**

Identifying where policies in the Adopted Local Plan Part 1: Core Strategy, Local Plan Part 2: Development Sites and Policies and Local Plan Part 3: The Welborne Plan are no longer being implemented, the reasons for this and the subsequent steps being undertaken by the Council.

- **Housing Delivery**

Reporting on housing completions for the period 2011/12 – 2016/17 including for affordable housing. Monitoring information is also provided on the PUSH Objectively Assessed Needs for housing in the Borough and the Council's 5 Year Housing Land Supply position as reported to the Council's Planning Committee on 13 December 2017.

- **Neighbourhood Planning**

Reporting on latest progress on any neighbourhood planning activity undertaken in the Borough.

- **Community Infrastructure Levy (CIL)**

Reporting on CIL receipts and expenditure during 2016/17.

- **Duty to Cooperate**

Reporting on how the Council has actively engaged and co-operated with other local planning authorities, the county council and other bodies or persons during the 2016/17 monitoring period.

- **Employment Floorspace Delivery**

Reporting on employment floorspace developments during 2016/17, including losses to residential and on the latest PUSH objectively assessed needs for employment floorspace following to the 2016/17 monitoring period.

- **Retail and Leisure Floorspace Delivery**

Reporting on retail and leisure floorspace developments during 2016/17 and on progress against the assessed needs for retail floorspace.

1.2 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 2016/17 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 2016/17.

- **Biodiversity and the Natural Environment**

Reporting on priority habitats and nature conservation designations, including the condition of these where such information is available during 2016/17.

## 2. 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 Work is currently being undertaken on the new Local Plan (henceforth be referred to as the Local Plan 2036) whereby an updated LDS was adopted by the Council in September 2016, which set out a timetable for its production. This timetable allowed for the Local Plan 2036 to be informed by and be in consistency 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 2016 to 31st March 2017, but also includes progress up to the publication of this AMR where considered appropriate and relevant.
- 2.4 The targets for adopting and publishing a revised Statement of Community Involvement were achieved in accordance with the previous LDS (September 2016) which were for the draft to be published in Summer 2016, consultation to be undertaken in Autumn 2016 and for it to be finalised and adopted by Winter 2016/17.
- 2.5 The September 2016 LDS was revised in July 2017 to allow for the draft version of the Local Plan 2036 (Regulation 18) to be prepared to take into account the Government’s White Paper ‘Fixing Our Broken Housing Market’ (February 2017). This need for additional time was announced at the 2017 March Executive. Table 1 shows that the Council published the draft version of the Local Plan 2036 in October 2017 in accordance with the July 2017 LDS timetable.

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

	Draft Plan	Publication Plan	Submission Plan	Examination	Adoption
<b>Fareham Local Plan 2036</b>	Autumn 2017	Summer 2018	Autumn 2018	Winter 2018/19	Summer 2019

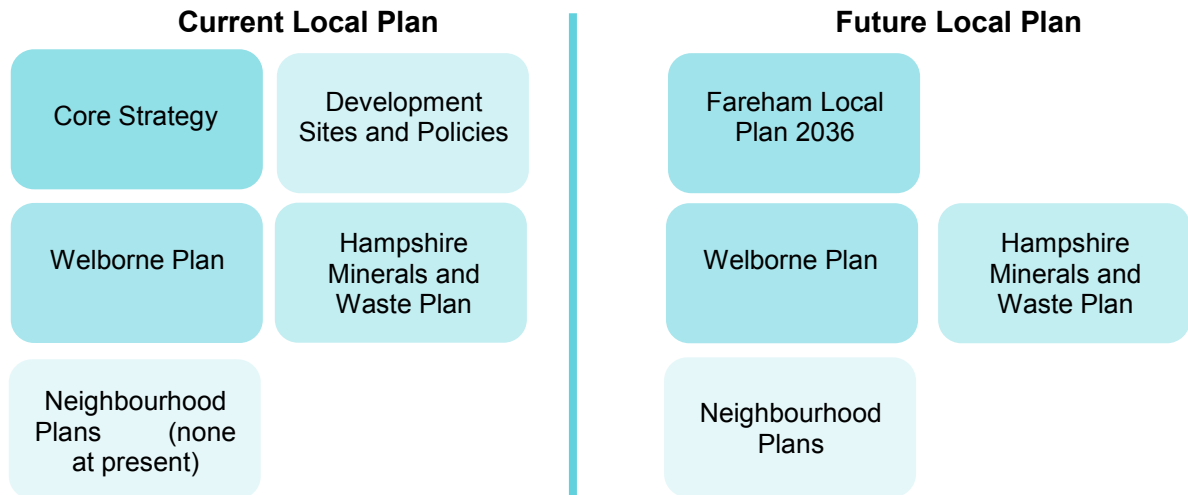
 Target achieved       Future target

### Adopted Local Plan

- 2.6 Further to Table 1, it is important to understand that whilst the draft version of the Local Plan 2036 has been published, that the Council has an existing 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. Although it is important to note that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the National Planning Policy Framework. 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**



**Supplementary Planning Documents**

- 2.7 Supplementary Planning Documents (SPDs) provide more detail on how a site should be developed, or give more detailed guidance on how a particular policy (or policies) should be implemented. SPDs are not subject to independent examination.
- 2.8 The Council adopted a Planning Obligations SPD in April 2016. This SPD sets out the mechanisms that will be used in mitigating the impacts of development as well as specific guidance on the different types of planning obligations and levels and type/tenure of affordable housing that may be sought. The Council is currently reviewing the need to prepare additional SPDs. All of the Council’s currently adopted SPDs are available to view on the [Supplementary Planning Documents webpage](#).



### 3. Local Plan Policy Analysis

- 3.1 There were no new nullifications to any of the Council's adopted Local Plan policies during the 2016/17 monitoring period following the previous amendment 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 and as reported in the 2015/16 AMR. As such, these policies as amended, together with all other development management policies were applied to all applications during this monitoring period.
- 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 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 A further review of the policies included in the draft version of the Local Plan 2036 will be undertaken as the plan is progressed towards its next stage. This will be particularly important in light of the proposed forthcoming revisions to the National Planning Policy Framework and (NPPF) and National Planning Policy Guidance (NPPG). As the emerging plan progresses and gains weight, this will be reflected in future publications of the AMR.

## 4. Housing Delivery

### NET HOUSING COMPLETIONS

- 4.1 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, Councils are required to report on the housing delivery that has taken place during the past monitoring year, which in this case is the period from 1<sup>st</sup> April 2016 until the 31 March 2017.
- 4.2 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 2016/17, a total of 349 net new dwellings were completed in Fareham Borough (Appendix 1).
- 4.3 The number of net new dwellings completed since 2011/12 has been provided in Table 2 below, to facilitate a comparative view.

**Table 2: Annual Housing Completions in Fareham Borough, 2011/12 – 2016/17**

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Housing completions <sup>1</sup>	315	391	152	285	367	349	1,859
Housing Requirement <sup>2</sup>	420	420	420	420	420	420	2,520
<b>Annual Balance</b>	<b>-105</b>	<b>-29</b>	<b>-268</b>	<b>-135</b>	<b>-53</b>	<b>-71</b>	<b>-661</b>

<sup>1</sup> Including use class C2 (residential institutions such as residential accommodation, nursing homes and care facilities) and C3 covers standard dwellings.

<sup>2</sup> The housing requirement figure is the Objectively Assessed Need (OAN) figure published in the 'Objectively-Assessed Housing Need Update (April 2016)' produced by GL Hearn for PUSH. The OAN figure supersedes the housing requirement figure set out in Local Plan Part 1 and Local Plan Part 2.



*Completed housing at Coldeast, Western Wards*

#### **AFFORDABLE HOUSING PROVISION**

- 4.4 As set out in the Core Strategy, the Borough's affordable housing target was set out in the Council's Corporate Strategy (2011-16) which set a target of 500 units over a six-year period between 2011/12 and 2016/17<sup>3</sup>. For the purposes of the AMR an annual target of 84 units has historically been applied between 2011/12 and 2015/16, with a residual requirement of 80 units being applied in 2016/17.

#### **AFFORDABLE HOUSING COMPLETIONS**

- 4.5 In 2016/17, 98 out of the 349 housing completions identified in Table 3 constituted the delivery of net affordable housing units in the Borough. This exceeds the affordable housing provision residual requirement of 80 units. Table 3 shows the overall number of affordable dwellings completed since 2011/12 which is slightly short of the target outlined in the Council's Corporate Strategy, which ended in 2016/17.

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<sup>3</sup> As set out in the Fareham Borough Council Corporate Strategy (2011-2017), Available at: [http://fareham.gov.uk/PDF/about\\_the\\_council/CorpStrategy.pdf](http://fareham.gov.uk/PDF/about_the_council/CorpStrategy.pdf)

**Table 3: Affordable Housing Completions**

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Affordable Housing Delivery	93	66	41	96	79	98	473
Corporate Strategy Target (500)	<b>84</b>	<b>84</b>	<b>84</b>	<b>84</b>	<b>84</b>	<b>80</b>	<b>500</b>
Balance vs Housing Strategy target	+9	-18	-43	+12	-5	+18	-27

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

**PUSH OBJECTIVELY ASSESSED NEED HOUSING REQUIREMENT APRIL 2016 UPDATE**

4.7 Annual housing completions in the Borough are currently measured against the Objectively Assessed Need (OAN) figure for Fareham Borough Council as published in the Partnership for Urban South Hampshire (PUSH) Strategic Housing Market Assessment (2016).

4.8 The need for a Council to assess their housing delivery against OAN is outlined in the National Planning Policy Framework (NPPF). Previous AMRs had monitored the delivery of new dwellings against the adopted housing requirements outlined in the Core Strategy and Development Sites and Policies Plan.

4.9 It is important to note that the OAN figure is the starting point and the process towards preparing the Local Plan 2036 is underway. The draft version of the Local Plan 2036 includes a stepped annual rate for new dwellings as part of Draft Policy H1 'Strategic Housing Provision'. Although the draft version of the Local Plan 2036 currently has limited weight at this juncture, it may be appropriate to consider housing delivery against any stepped requirement in the event that it continues to feature in future stages of plan preparation.

**FIVE-YEAR HOUSING LAND SUPPLY**

4.10 The Council is required to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against its adopted housing target, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Local planning authorities must assess and demonstrate the extent to which existing plans fulfil this requirement and identify and maintain a rolling<sup>4</sup> five-year supply of deliverable land for housing.

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<sup>4</sup> The supply of land should be managed in a way that ensures a continuous 5-year supply of deliverable sites is maintained i.e. at least enough sites to deliver the housing requirements over the next 5 years of the housing trajectory.

- 4.11 Although this AMR relates to the 2016/17 monitoring period (ending at 31 March 2017) it is considered appropriate that it provides the best and latest information in relation to 5 Year Housing Land Supply (5YHLS). Table 4 provides the 5YHLS position as at 31 October 2017 as reported to the Council’s Planning Committee on 13 December 2017. Further detail and explanation on the background, the buffer and the method used to address the shortfall is provided in the Council’s Five-Year Housing Land Supply Position, which will be updated regularly. In brief however, the calculation applies a 5% buffer and uses the Liverpool method to address shortfall.

**Table 4: Five-Year Housing Land Supply**

<b>Housing Requirement (including buffer)</b>			
a	Objectively Assessed Need (OAN) per annum 2011-2036	420	
b	Objectively Assessed Need (OAN) 5-year requirement (a x 5)		2,100
<b>Shortfall in housing delivery since 1<sup>st</sup> April 2011:</b>			
c	OAN requirement since 1 <sup>st</sup> April 2011 (a x 6*)	2,520	
d	Completions 1 <sup>st</sup> April 2011 – 31 <sup>st</sup> March 2017	1,859	
e	Shortfall/undersupply since 1 <sup>st</sup> April 2011 (c – d)	661	
f	Proportion of shortfall to be met in 5-year period (Liverpool) ((e/19**) x 5)		174
g	Total Requirement (OAN plus shortfall) (b + f)		2,274
h	OAN 5 year requirement including 5% buffer (g x 1.05)		2,388
<b>Housing Supply</b>			
i	Current Projected 5 Year Supply		1,728
j	<b>Shortfall (represented as number of homes) (h – i)</b>		<b>660</b>
k	<b>Supply in Years (i / (h/5))</b>		<b>3.62 years</b>

(\*The number of years of housing completions since 2011)

(\*\*The number of remaining years over the OAN period)

- 4.12 As reported to the Council’s Planning Committee on 13 December 2017 the Council have 3.62 years of housing supply against the 5YHLS requirement as at 31 October 2017. In numerical terms the shortfall is 660 dwellings.
- 4.13 Further detail to explain the specific projected delivery that informs the 1,728 dwellings figure in Table 5 (row i) 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 comprises of all outstanding planning permissions for sites of 1-4 units (net) as at 31<sup>st</sup> March 2017. 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, in order to take into account of the typical lapse rate on small sites (i.e. those planning permissions that expire before being implemented). The discounted quantum of small site permissions has then been distributed over years 1, 2 and 3 (2017/18 – 2019/20) of the Council’s 5YHLS.

**Outstanding Planning Permissions for Large Sites**

- 4.16 This supply comprises of all outstanding planning permissions for sites of 5 units and greater as at 31 March 2017. In addition, as part of providing the most up-to-date information available,

further permissions between 1 April 2017 and 31 October 2017 have also been included. 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.

- 4.17 It is important to note that where there has been an indication that development of a particular site above or below 5 units 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.

### **Site Allocations in Local Plan Part 2 and Other Commitments**

- 4.18 More robust evidence on housing projections has been gathered on those residual 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 has historically over delivered against its adopted Local Plan targets largely due to significant housing windfall<sup>5</sup>. This trend necessitated a review of the Council's adopted windfall rate which was undertaken in 2016 and subsequently updated in 2017.
- 4.21 Further detail about the projected windfall development is outlined in a separate detailed background paper titled 'Housing Windfall Projections' which is available on the Council's website.

### **Welborne**

- 4.22 The delivery of housing at Welborne forms a component of both the Borough's 5YHLS and the longer-term housing supply in the Borough. An outline planning application for Welborne was submitted in March 2017 and is due to be determined in the 2017/18 monitoring period. 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) due to land ownership issues which have since been resolved. Two background papers provide the evidence and detail relating to the revised projection rates at Welborne; 'Welborne Garden Village: A Delivery Trajectory for Welborne' and 'Updating the Welborne Plan'. Both background papers are available on the Council's website.

### **PROJECTED LONG-TERM HOUSING TRAJECTORY**

- 4.23 It is also important to consider housing supply in the medium to long term (beyond five years). At this juncture, the emerging Fareham Local Plan 2036 is still developing and it would be inappropriate to include specific delivery projections from sites that are only included in a Draft (Regulation 18) Plan that has limited weight. In this draft version of the Local Plan, the Council is planning to meet its objectively assessed housing need and targets in PUSH's Spatial Position Statement.

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<sup>5</sup> 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.

## SELF BUILD PROVISION

- 4.24 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.
- 4.25 In accordance with relevant legislation and guidance the Council established a Self-build and Custom Housebuilding Register in March 2016 (in the previous 2015/16 monitoring period) and publicises the Register via its website at [http://www.fareham.gov.uk/planning/local\\_plan/selfbuild.aspx](http://www.fareham.gov.uk/planning/local_plan/selfbuild.aspx). To be placed 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.
- 4.26 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 to all applicants wishing to join the register and those applicants wishing to remain on the register. This enabled the register to be split into two parts:
- Part 1 comprises individuals who joined the Register prior to August 2017, and individuals and associations living within the Borough or with a connection to it; and
  - Part 2 for all other individuals and associations
- 4.27 The introduction of a local connection test ensures that the register provides a reflection of the level of demand generated from people living or working in the Borough. The Self-build and Custom Housebuilding Act 2015 places a duty on LPA's to grant suitable development permission for enough serviced plots of land to meet the demand for self-build and custom housebuilding in their area on a rolling three-year basis. To calculate this demand, each entry on the register falls within a 'base period'. The first base period is calculated from the first day on which the register was established by the Council (21 March 2016) until 30th October 2016.
- 4.28 Each subsequent base period will run from 31 October to 30 October each year as referenced in the Housing and Planning Act 2016. At the end of each base period LPAs will have 3 years to grant suitable development permission to meet the need identified in that base period, as evidenced on the Council's Register.
- 4.29 The register collects information on the types, sizes and locations of the plots sought. The Council's Self Build Register illustrates that 35 individuals signed up in the first base period running from 21 March 2016 to 30 October 2016. Therefore, in accordance with the relevant regulations and guidance, the Council must give suitable permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. In order to ensure this AMR is as up to date as possible, information is also included on base period 2 which extends into the 2017/18 monitoring period. Table 5 shows that 62 individuals signed up to the register in base period 2, however only 4 individuals joined the register following the introduction of the local connection test on 1 August 2017. Table 5 also shows suitable planning permissions granted for base periods 1 and 2.

**Table 5 – Fareham Borough Council Self Build Register Key Information**

<b>Period</b>	<b>Individuals</b>	<b>Plots required by</b>	<b>Suitable Planning Permission Granted</b>
Base Period 1 (21 March 2016 – 30 October 2016)	35	30 <sup>th</sup> October 2019	1
Base Period 2 (31 <sup>st</sup> October 2016 – 30 <sup>th</sup> October 2017)	62	30 <sup>th</sup> October 2020	6
<b>Total</b>	<b>97</b>	<b>n/a</b>	<b>7</b>

4.30 The Council also collects information about the preferences expressed by those on the Register. This information is set out in the Council's Self and Custom Build Need Background Paper<sup>6</sup>, which supports the draft version of the Local Plan 2036.

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<sup>6</sup> [http://www.fareham.gov.uk/PDF/planning/local\\_plan/DraftLocalPlanEvidenceBase/EV27-BackgroundPaper-SelfandCustomBuildNeed.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV27-BackgroundPaper-SelfandCustomBuildNeed.pdf)



## 5. 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 or any Neighbourhood Development Orders or Neighbourhood Development Plans made during the monitoring period.

5.2 The Council designated a Neighbourhood Forum and a Neighbourhood Area over this monitoring period, namely:

- Titchfield Neighbourhood Forum
- Titchfield Neighbourhood Area

Both the Neighbourhood Forum and the Neighbourhood Area were formally designated on 20 March 2017 for the purposes of producing a Neighbourhood Plan. Further details on the designation of the Titchfield Neighbourhood Area and Forum can be found on the Council's website - <http://www.fareham.gov.uk/planning/titchfieldneighbourhoodplan.aspx>

5.3 The Titchfield Neighbourhood Forum are currently gathering evidence and working towards drafting a Neighbourhood Plan. The Council will continue to support and advise the Forum in progressing the Neighbourhood Plan towards adoption.

5.4 The Council has created a webpage on Neighbourhood Planning, which provides details of the Neighbourhood Plan process and grant options available to 'qualifying bodies' - <http://www.fareham.gov.uk/planning/howtomakeaneighbourhoodplan.aspx>

## 6. Community Infrastructure Levy

- 6.1 Fareham Borough Council has an adopted [Community Infrastructure Levy \(CIL\) Charging Schedule](#) which commenced from 1 May 2013. Development that has been permitted since the 1 May 2013 has 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.
- 6.2 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 2016/17 was published for the Council's Planning Committee on 13 December 2017 and is available on the Council's [website](#)<sup>7</sup>. An excerpt of CIL Report is provided in Table 6 and Table 7.

**Table 6: CIL Regulation 62 (4) information**

Regulation 62 Reference	Description	Amount Collected / Project Title
4 a)	Total CIL receipts for the reported year	£1,062,835 (In the reporting period demand notices were raised for £2,536,498 of which the amount outstanding was paid/due to be paid in 2017/18 monitoring period)
4 b)	Total CIL expenditure for the reported year	£370,476
4 c) (i)	The items of infrastructure to which CIL (including land payments) has been applied – <ul style="list-style-type: none"> <li>• Hill Head Coastal Protection works; and</li> <li>• Installation of new Bus Shelters</li> </ul>	£258,075 £112,401
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	£692,359

<sup>7</sup> Available at: [http://www.fareham.gov.uk/PDF/planning/local\\_plan/CILMonitoringReport16\\_17.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/CILMonitoringReport16_17.pdf)

**Table 7: Movement in CIL Reserves**

Balance at 1st April 2016, start of reporting period	£995,005
Movement in the year 2016/17	£692,359
Balance at 31 March 2017, end of the reporting period	£1,687,364

## 7. Duty to Cooperate

- 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 and health.
- 7.3 The Council has continued to proactively engage with a wide range of statutory bodies and stakeholders during the monitoring period.

### **PARTNERSHIP FOR URBAN SOUTH HAMPSHIRE**

- 7.4 Fareham is a member of the Partnership for Urban South Hampshire (PUSH), 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; Isle of Wight Council; New Forest District Council; Portsmouth City Council; Southampton City Council; Test Valley Borough Council and Winchester City Council. PUSH (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.

### **PUSH SPATIAL POSITION STATEMENT**

- 7.5 Since the last AMR was published, PUSH has both undertaken and commissioned a number of evidence documents on behalf of its 12 member local authorities. For example, it includes the Objectively Assessed Housing Need Update (OAHN) published in April 2016 and an Economic and Employment Land Evidence Base Paper published in May 2016. These documents along with a range of additional supporting evidence, all of which is available to view on the PUSH website have helped to underpin a review of the South Hampshire Strategy (2012).
- 7.6 The PUSH Spatial Position Statement (which effectively replaces the South Hampshire Strategy 2012) was subsequently published in June 2016 taking account of this latest evidence and information. The Statement, put simply, sets out the overall need for and distribution of development in South Hampshire up until 2034. It is the result of collaborative working to ensure that key strategic priorities across local boundaries are properly co-ordinated. As the Statement is a non-statutory document, it will enable each Council to review its statutory Local Plan, and consider how development could be delivered. A key component of the PUSH Spatial Position Statement (2016) is setting out the housing and employment needed to promote economic growth, jobs and homes for all. It is also focused on achieving a renaissance of Portsmouth, Southampton and the other urban areas, protecting the most important aspects of the environment and co-ordinating transport and other infrastructure.

- 7.7 The PUSH Spatial Position Statement (2016) forms a significant 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 PUSH 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.
- 7.8 The housing and employment growth targets within the PUSH Spatial Position Statement (2016) include providing for 10,460 net additional new homes and 119,000 sq.m of new employment floorspace for the period between 2011-2034<sup>8</sup>. It is worth noting that the draft version of Fareham Local Plan 2036 plans from 2011 up until 2036, two years beyond the PUSH timeframe.

#### **FAREHAM LOCAL PLAN 2036 (DRAFT VERSION - REGULATION 18.)**

- 7.9 In October 2017, the Council published its draft version of the Local Plan 2036 and supporting evidence. It set out a proposed development strategy for how the Borough will meet its identified housing and employment requirements as agreed with PUSH. During and following the 2016/17 monitoring period, 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)
- 7.10 Other neighbouring authorities and locally important organisations the Council have cooperated and engaged with include Gosport Borough Council, the Eastern Solent Coastal Partnership (ESCP) and the Hampshire and Isle of Wight Local Nature Partnership (LNP). Consultation on a range of evidence such as through the Infrastructure Delivery Plan (IDP) has also been undertaken with a range of statutory infrastructure providers, this including utility providers.
- 7.11 Further to the 2016/17 monitoring period, the Council has published a revised Duty to Co-operate Interim Statement 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.

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<sup>8</sup> The Fareham Draft Local Plan 2036 includes a requirement for 11,300 homes between 2011 and 2036.

## 8. Employment Floorspace Delivery

8.1 Fareham has a strong economy with a good balance of business with approximately 59,000 of the Borough's residents in work. This equates to 81% of all Economically Active People in the Borough. B-class employment completions and losses are subsequently monitored due to the current and future important contribution they are expected to make to the Borough's economy.

### NET EMPLOYMENT FLOORSPACE COMPLETIONS

8.2 Employment floorspace completions in 2016/17 were all floorspace gains. A net gain of over 7,000 sq.m was predominantly comprised of over 5,000 sq.m of completed floorspace at Daedalus Airfield. This completion at Daedalus forms the first significant stage of employment floorspace development at the site (under cover of outline planning permission P/11/0436/OA) since Fareham Borough Council's acquisition of the site in March 2015. It should be noted that none of the floorspace completions in 2016/17 were for office floorspace.

8.3 The total amount of employment floorspace completions and losses in Fareham Borough for the monitoring year 2016/17 by B use class is set out in Table 8.

**Table 8: Employment Floorspace Completions in Fareham, 2016/17**

Site Address	Use Class	Proposal	Completed Gain (m2)	Completed Loss (m2)
Daedalus Airfield, Hangars East	B1-8	Development for Aerospace Use (forms part of Outline Permission 28,290 sq.m)	5,548	0
Universal Marina, Crableck Lane, Sarisbury Green	B2	Erection of new building for boat repairs	295	0
24-27 Standard Way, Wallington	B1-8	Change of use from D2 leisure to B1/B2/B8 industry/storage	1,452	0
<b>Total Employment Floorspace Gain / Loss</b>			<b>+7,295</b>	<b>0</b>

8.4 Floorspace gains in 2016/17 showed a much-improved performance in comparison to completions over the previous 5 years, with floorspace gain representing 36% of total floorspace completions since 2011/12. Table 9 shows how employment floorspace completions have increased over recent monitoring periods, which can partly be attributed to an improved national economic picture following the previous economic downturn.

**Table 9: Employment Floorspace Completions in Fareham, 2011/2 - 2016/17**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Office (B1)	0	206	0	352	134	0	692
Industrial / Warehousing (B2 / B8)	1,922	986	844	4,564	3,675	7,295	19,286
<b>Total</b>	<b>1,922</b>	<b>1,192</b>	<b>844</b>	<b>4,916</b>	<b>3,809</b>	<b>7,295</b>	<b>19,978</b>



*Employment floorspace completed at Daedalus Airfield, Hangars East (Swordfish Business Park)*

8.5 There were no employment floorspace losses in 2016/17, either from demolition or to changes of use to alternative use classes. This represents a further improvement to floorspace losses since 2011/12. Furthermore, there were no conversions of offices to residential in the Borough in 2016/17 due to the changes made to General Permitted Development Rights in May 2013. Table 10 shows employment losses for the monitoring periods between 2011/12 to 2016/17.

**Table 10: Employment Floorspace Losses in Fareham, 2011/12 – 2016/17**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Office to Residential (C3)	0	-396	-856	-4,104	-1,846	0	<b>-7,202</b>
Office to Retail (A1) / Leisure (D2)	0	-892	-260	0	0	0	<b>-1,152</b>
Sub-Total	0	-1,288	-1,116	-4,104	-1,846	0	<b>-8,354</b>
Industrial / Warehousing to Residential (C3)	0	0	0	-2,450	0	0	<b>-2,450</b>
Industrial / Warehousing to Retail (A1) / Leisure (D2)	0	-1,452	0	-860	0	0	<b>-2,312</b>
Sub-Total	0	-1,452	0	-3,310	0	0	<b>-4,762</b>
<b>Total</b>	<b>0</b>	<b>-2,740</b>	<b>-1,116</b>	<b>-7,414</b>	<b>-1,846</b>	<b>0</b>	<b>-13,116</b>

## AVAILABLE EMPLOYMENT FLOORSPACE

- 8.6 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, approximately 42,250 sq.m, is permitted floorspace at Daedalus Airfield.

**Table 11: Outstanding Employment Floorspace (with Planning Permission) in Fareham, 2016/17**

Site Address	Use Class	Proposal	Permitted Floorspace (m2)
Solent 2, Solent Business Park	B1	Erection of Business Park for B1 Use	23,500
Walled Garden, Cams Hall	B1a	Erection of building for office/server use	1,952
Swanwick Marina, Lower Swanwick	B2	Redevelopment for B2 industry	1,918
Lower Quay, Fareham	B2	Replacement boat maintenance and amenity building	332
2200 Talbot Road, Segensworth	B8	Extension to existing dispatch area	288
12 Brunel Way, Segensworth	B1-8	Rear extension for B2 and B1a use	941
Daedalus Airfield, Hangars East	B1-8	Development for B1/B2/B8/Aerospace Use	20,338
Daedalus Airfield, Hangars West	B1-8	Development for B1/B2/B8/Aerospace Use	21,912
Furzehall Court, Fareham	B1a to C3	Replacement offices with 7 flats over and erect 6 houses	-803
<b>Total Floorspace Gain / Loss</b>			<b>+70,378</b>

## Local Plan Part 2: Development Sites and Policies

- 8.7 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 sq. metres. This target has been established by the PUSH South Hampshire Strategy 2012. Table 12 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 2017 of 15,717 sq.m.

**Table 12: Employment Requirement and Predicted Supply**

Employment Floorspace	Offices (B1a) (sq.m)	Industrial (B2) / Warehousing (B8) (sq.m)	Total (sq.m)
<i>Local Plan Part 2 Target</i>	40,700	59,400	100,100
Completions 2011/12-2016/17	692	19,286	19,978
Losses 2011/12-2016/17	-8,354	-4,762	-13,116
Permissions (net)	24,649	45,729	70,378
Local Plan Part 2 Allocated Sites	0	14,200	14,200
Welborne (by 2026)	4,800	19,577	24,377
<b>Total</b>	<b>21,787</b>	<b>94,030</b>	<b>115,817</b>
Surplus/ Deficit	-18,913	+34,630	+15,717



**PUSH OBJECTIVELY ASSESSED NEED EMPLOYMENT FLOORSPACE REQUIREMENTS  
MAY 2016 UPDATE**

- 8.8 Whilst Local Plan Part 2: Development Sites and Policies sets out an employment floorspace target, it is important to consider this has been more recently updated by the employment floorspace targets included within the PUSH Spatial Position Statement (2016). Based on the PUSH Economic and Employment Land Evidence Base Paper (May 2016), this sets out a requirement for 119,000 sq.m of employment provision to be developed in the Borough over the period between 2011 and 2034. This objectively assessed need for employment floorspace has been increased on an annualised basis to 130,000 sq.m to cover an additional two years for the purposes of the Local Plan 2036.
- 8.9 The Council is planning to meet the PUSH Spatial Position (2016) floorspace requirement through existing sources of supply, completed employment floorspace from 2011/12 to 2016/17, outstanding planning permissions from existing site allocations (not yet completed), unexpected floorspace windfall, employment floorspace delivery at Welborne (35,030 sq.m) up to 2036 and other new employment allocations identified in the draft version of the Local Plan 2036. As previously mentioned in relation to housing, the draft version of the Local Plan currently has limited weight at this juncture.

## 9. Retail and Leisure Floorspace Delivery

### NET RETAIL FLOORSPACE COMPLETIONS

9.1 The retail completions in Fareham Borough for the monitoring year 2016/17 are set out in Table 13. The main completion of retail floorspace during the monitoring period constituted the new Lidl food store in Portchester, this accounting for over 86% of the completed A1-A5 retail floorspace over the monitoring period.

**Table 13: Retail (A1-A5 Use Class) Completions in Fareham, 2016/17**

Site Address	Use Class	Proposal	Completed Gain (sq.m)	Completed Loss (sq.m)
Units 1-4 & 18-19 Castle Trading Estate, Portchester	A1	Demolition of Existing Buildings an Erection Of Lidl Food Store With One Hundred Car Parking Spaces (Amended Proposal To Planning Permission P/14/1187/FP)	2,432	0
Locks Heath Service Station	A1	Retail extension	274	0
248 White Hart Lane, Portchester	A1	Demolition of rear section of retail building and erection of two detached chalet style dwellings	105	306
<b>Total A1 Completions</b>			<b>2,811</b>	<b>306</b>



*Lidl Food Store, Portchester*

9.2 Changes to the General Permitted Development Rights, which allow for the conversion of some shops (A1) into dwellings (C3), came into force on 30 May 2013. As a result of these changes and further to Table 11, there has been 129 sq. metres of retail floorspace lost through the change of use to residential accommodation (31 March 2017).

**RETAIL HEALTH CHECK**

9.3 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.

9.4 The findings from the Fareham Retail Health Check conducted in Summer 2017 shows a 2.6% increase in vacancies in Fareham Town Centre compared to the previous summer 2016 survey period, up 10 units to 41 units. Most of this can be attributed to an increase of 7 vacancies (+5.5%) in the primary shopping area. Both Portchester Local Centre and Park Gate Local Centre also saw a small increase in vacancies compared to summer 2016, up from 1 unit to 3 units in both local centres. Locks Heath District Centre maintained its nil vacancy rate whilst vacancies remained at 4.8% (2 units) in Stubbington Local Centre. A full break down of the retail health of the Borough’s main centres is set out in the Retail Health Check (Summer 2017)<sup>9</sup>.

**LEISURE FLOORSPACE COMPLETIONS**

9.5 The leisure completions in Fareham Borough for the monitoring year 2016/17 are set out in Table 14. The main completion during this period was the completion and opening of Holly Hill Leisure Centre in the Western Wards, this constituting over 83% of all leisure completions during the monitoring period.

**Table 14: Leisure Completions (D2 Use Class) in Fareham, 2016/17**

Site Address	Use Class	Proposal	Completed Gain (sq.m)
Land east of Barnes Lane, Sarisbury Green	D2	Leisure building including swimming pools/fitness facilities	3,404
34-37 Locks Heath Centre, Centre Way, Locks Heath	D2	Change of use and amalgamation of B1 to D2 use	444
Units 41-43 Locks Heath Centre, Centre Way, Locks Heath	D2	Change of use from retail to D2 fitness studio	230
<b>Total D2 Completions</b>			<b>4,078</b>

<sup>9</sup> Available at: [http://www.fareham.gov.uk/PDF/planning/local\\_plan/EV34RetailHealthCheck\\_Summer2017.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/EV34RetailHealthCheck_Summer2017.pdf)



*Holly Hill Leisure Centre, Western Wards*

- 9.6 In addition to Table 14, a three-storey hotel extension was also completed at the Premier Inn on Southampton Road, Swanwick, this constituting 16 new bedrooms and a breakfast restaurant on the ground floor.
- 9.7 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. 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 2016/17 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 2016/17 monitoring period is provided below.

#### **Segensworth Roundabout to St Margaret's Roundabout (A27 Improvements)**

- 10.3 Preparatory environmental and accommodation works were undertaken in early 2016, with the main scheme works commencing in October 2016. The scheme is scheduled to be completed in Spring 2018.

#### **St Margaret's Roundabout to Mill Lane, Titchfield (A27 Improvements)**

- 10.4 The scheme aims to improve journey time between St Margaret's Roundabout and Mill Lane by removing sections of single carriageway and providing two lanes each way between the two locations. The scheme also aims to improve facilities for pedestrians and cyclists along the A27 by providing an off-road pedestrian and cycle route along the north side of Southampton Road from St Margaret's Roundabout to Mill Lane. The existing bus lay-by on the eastbound carriageway has also been proposed to be relocated from opposite Titchfield Primary School to just east of Mill Lane. The scheme commenced in August 2015 and was complete by Summer 2016.

#### **A27 Bishopsfield Road to Station Roundabout and Fareham railway station (A27 Improvements)**

- 10.5 The improvement works along The Avenue have been designed to increase capacity and alleviate congestion at the key arterial junctions of Station roundabout and the A27 at Gudge Heath Lane and Redlands Lane. The scheme has also included highway widening to improve traffic flows along The Avenue and around Station Roundabout with a dedicated bus lane and bus stop improvements for the Eclipse Rapid Transit service. It also includes enhanced pedestrian and cyclist access by providing footway widening and a new shared use route between Fareham College and Fareham train station. Works on this scheme commenced in May 2016 and were completed in Autumn 2017.

#### **Stubbington Bypass**

- 10.6 Hampshire County Council's Regulatory Committee met on 21 October 2017 and approved the Stubbington Bypass planning application. A funding contribution of £8.5 million was approved by Hampshire County Council in September 2016. Additionally, in February 2017, the Government announced that £25.7 million of funding was awarded from the Local Growth Fund 3 towards the delivery of this scheme. This means that full funding has now been secured for the Stubbington Bypass and work can now commence to progress the scheme towards delivery.

- 10.7 The next stage of works involves Hampshire County Council undertaking completion of the detailed design of the scheme, undertake advance ecological and other environmental works and acquire the land needed to build the scheme. Work is likely to start on the ground in 2019 and will take approximately two years to complete.

### **Newgate Lane Southern Section**

- 10.8 The third and final phase of improvements to Newgate Lane in Fareham was given approval by Hampshire County Council's Executive Member for Environment and Transport in November 2016. The plans will see a new road constructed to re-align the southern section of Newgate Lane, to help increase capacity and reduce congestion. This new section will build on the two earlier stages of improvements to the Newgate Lane corridor; the northern section completed in 2015, and the Peel Common Roundabout works completed in earlier 2016. The £9.5 million scheme is being funded by the Solent Local Enterprise Partnership and Hampshire County Council.
- 10.9 The works will better connect the Solent Enterprise Zone at Daedalus and are an essential component for promoting and sustaining all economic growth in the area. Works commenced in Summer 2017 and due to be complete in Summer 2018.



*Newgate Lane Southern Section improvements*

## **PUBLIC TRANSPORT AND RELATED IMPROVEMENTS**

### **Fareham Railway Station Alliance Scheme**

- 10.10 A Network Rail scheme to upgrade the rail line and Fareham Railway Station was both started and completed in Autumn 2016. This included works on a £5m project to replace nine sets of points, the crossings which allow trains to move between lines, as well as 240 metres of track around Fareham.

- 10.11 A £1 million upgrade to the railway station was also started and completed in Autumn 2016. A joint investment by Network Rail and Hampshire County Council was agreed and confirmed to pay for upgrades to a number of areas including a resurfaced forecourt, improved station access, and upgrades to the existing island platform toilets. Works also included a new cycle hub, delivering 136 two-tiered cycle spaces with enhanced CCTV for cycle security and a cycle maintenance tool station, jointly funded by Department of Transport, Solent Local Enterprise Partnership and Hampshire County Council.



*Fareham Railway Station pedestrian improvements*

## 11. 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 2016/17 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. 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)

- 11.3 One of the key projects the ESCP is currently involved with is the improvements to the sea defences at Hill Head. The aim of this project is to ***'develop, design and build a cost effective sea defence option, at Hill Head in Fareham, which maintains amenity and leisure access along this frontage for the lifetime of the structure'***.

- 11.4 On 30th August 2016, the ESCP commenced Phase 1 of the Hill Head Coastal Protection Project. This involved re-nourishing the historically low beach levels and implementing extensive groyne maintenance. Information on this project which was completed in November 2017 can be found here: <https://www.escp.org.uk/news/Hill-Head-Phase2>



*Hill Head sea wall replacement and promenade improvements*



## 12. Biodiversity and the Natural Environment

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 and below is a resume of the main findings from their report in relation to Fareham.

### Priority Habitats

12.2 Priority Habitats are a series of important natural to semi-natural habitats that have been identified as being most threatened and require some form of conservation activity.

12.3 There currently are 24 different types of Priority Habitat within the Borough of Fareham, the most common of which is Lowland Mixed Deciduous Woodland; which covers approximately 5.85% of the total area of the Borough. This is closely followed by Coastal and Floodplain Grazing Marsh covering 4.42 % of the total Borough area. Records suggest the total quantum of Priority Habitat in the Borough is 909 ha, this representing 12.3% of the total land area within the Borough.

### Nature Conservation Designations

12.4 There are 128 designated sites for nature conservation purposes in Fareham Borough. The number of each nature designation can be found in Table 15 below.

**Table 15: Nature Conservation Designations by Type in Fareham Borough**

Designation	Total Sites	Approximate Area (ha)	Overall Borough Coverage
Local Nature Reserves (LNR)	6	418	5.6%
National Nature Reserves (NNR)	1	120	1.6%
RAMSAR Sites	2	540	7.3%
Special Areas of Conservation (SAC)	1	195	2.6%
Special Protection Areas (SPA)	2	527	7.1%
Site of Special Scientific Interest (SSSI)	6	563	7.6%
Site of Importance for Nature Conservation (SINC)	110	610	8.2%

12.5 During 2016/17 an additional Site of Importance for Nature Conservation (SINC) was designated at Burrige Recreation Ground Pond. Furthermore, one already designated SINC was reduced in area slightly (Urchins Copse). These additions and amendments have been made following the re-surveying of these parcels of land in this monitoring period.

12.6 For further information regarding the internationally important designated sites, contact details are available on the [Natural England website](#). For information regarding Local and National Nature Reserves, contact information is available on the [Hampshire County Council](#) and/or the [Hampshire and Isle of Wight Wildlife Trust](#) websites.



*Titchfield Haven National Nature Reserve, Hill Head*

# APPENDICES

**Appendix 1**

## Net Housing Completions by Settlement including Residential Institutions (C2) Completions

Settlement	Housing Completions						
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Western Wards & Whiteley	195	273	96	185	189	268	<b>1,206</b>
Fareham	143	36	41	19	156	57	<b>452</b>
Portchester	3	2	12	13	3	-1	<b>32</b>
Stubbington	34	-1	4	4	7	3	<b>51</b>
Titchfield	9	2	1	66	16	24	<b>118</b>
<b>Total</b>	<b>384</b>	<b>312</b>	<b>154</b>	<b>287</b>	<b>371</b>	<b>351</b>	<b>1,859</b>

Settlement	Wards
Western Wards & Whiteley	Locks Heath Park Gate Sarisbury Titchfield Common Warsash
Fareham	Fareham East Fareham North Fareham North-West Fareham South Fareham West
Portchester	Portchester East Portchester West
Stubbington	Hill Head Stubbington
Titchfield	Titchfield

## Appendix 2

### Schedule of Sites which comprise the Five-Year Housing Land Supply

	2017/18	2018/19	2019/20	2020/21	2021/22	Total	Notes for 5Y Position
<b>Outstanding Planning Permissions (small 1-4 dwellings) (as at 1st April 2017) (10% discount)</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>150</b>	Total outstanding small site (1-4 dwellings) permission at 1 April 2017 with 10% reduction rate applied.
<b>Outstanding Planning Permissions (5 dwellings+) (as at 1st April 2017)</b>	<b>339</b>	<b>259</b>	<b>55</b>	<b>25</b>	<b>0</b>	<b>678</b>	Total outstanding large site (5+ dwellings) permission at 1 April 2017
Former Wavemar Electronics Ltd Building, Middle Road, Fareham (16/0914/FP)			9			9	Nothing to indicate that the site will not be developed in the five-year period at this stage.
10-20 Land to rear of Tewkesbury Avenue (16/1333/FP)	7					7	The development is currently under construction (Nov '17)
Cold East Hospital, Cold East Way, Sarisbury Green (03/1867/RM)	30					30	Site under construction (HCC outstanding data 2017) and confirmed by case officer.
Land at Cold East Hospital, Sarisbury Green (12/0299/FP)	2					2	Site is understood to have completed in the early part of the 2017/18 year.
Land at Cold East Hospital, Sarisbury Green (15/0351/FP)	12					12	Site under construction (HCC outstanding data 2017) and confirmed by Case Officer.
16 Botley Road, Park Gate (03/1439/FP)	18					18	Development commenced (HCC outstanding data 2017)
New Park Garage, Station Road, Park Gate (09/0672/FP)		14				14	Case Officer has advised (Nov.17) that the site is under construction.
122 Leydene Nursery, Segensworth Road (06/0907/RM)	3					3	Nothing to indicate that the site will not be developed in the five-year period at this stage.
70 Trinity Street, Fareham (07/0848/FP)		23				23	Case officer has advised (Nov. 17) that the site is under construction.
3-33 West Street, Portchester (07/0042/FP)			16			16	Planning permission has been started. Staircases to serve flats in place.
324-326 Brook Lane, Sarisbury Green (09/1001/FP)						0	The majority of this permission has been implemented but 4 dwellings remain outstanding. However, it is currently unclear as to if these will be developed in the five-year period.
Swanwick Marina, Bridge Road (15/0424/VC)			25	25		50	There is an outstanding permission for 50 dwellings at this site. Discussions underway pursuant to a possible revised layout. Nothing to indicate at this time that development will not occur within the five-year period.

Peters Road, Locks Heath (Parcel B) (14/0638/FP)	9				9	Site under construction (HCC outstanding data 2017)
Land to South of Peters Road, Locks Heath (12/0717/FP)	51				51	Site under construction (HCC outstanding data 2017)
Land to rear of The Red Lion Hotel, Fareham (13/0408/FP)					0	Outstanding permission for 55 dwellings at the site but there has been an indication the development may not pursue. Remove from 5YHLS at this time but this could be subject to change if liaison with the site promoter/developer indicates otherwise.
Fareham College, Bishopsfield Road (15/0690/RM)	70	28			98	Site under construction (HCC outstanding data 2017)
142-144 West Street, Fareham (14/0509/OA)					0	Outstanding permission for 17 dwellings. However, at present there are some indications that the site may not be developed in the 5-year period. Therefore, it will be removed from the 5YHLS at this time but, subject to any correspondence with the site promoter/developer, this position could change.
Land adj. The Navigator, Swanwick (16/0398/RM)	37				37	Site under construction (HCC outstanding data 2017).
The Meadows, Hamilton Road, Sarisbury Green (15/0626/FP)	20	51			71	Development has commenced and the site is under construction (Nov. 17).
Land off Cartwright Drive, Titchfield (14/0741/FP)	40	46			86	Development has commenced and the site is under construction (Nov. 17).
100 Wickham Road, Fareham (14/1252/FP)		13			13	Nothing to indicate that the site will not be developed in the five-year period at this stage.
153-155 West Street, Fareham (16/0760/FP & 15/1056/FP)		12			12	Site under construction (HCC outstanding data 2017).
Land at Furze Court, Wickham Road (15/1261/FP)	33				33	Site under construction (HCC outstanding data 2017). Confirmed by case officer that site is under construction.
4-14 Botley Road, Park Gate (16/0295/FP)		40			40	The site is under construction (Nov17)
Land at Windmill Grove, Portchester (14/0033/FP)		24			24	The site is under construction and understood to almost be complete (Nov17).
69 Botley Road, Park Gate (09/1024/FP)					0	Outstanding permission for 5 dwellings at the site. However, a new application has now been submitted for the site (Nov.17) so this specific permission is not expected to be implemented.
Former Catholic Church of our Lady of Walsingham, Portchester (16/0905/FP)		8			8	This site is under construction.

123 Bridge Road, Sarisbury Green (15/0391/FP)			5			5	This site is owned by FBC and estates advise it will complete within five-year period.
100 Locks Road, Locks Heath (15/0576/FP)	1					1	Development largely completed in the 16/17 year. Understood to now be completed with one dwelling showing as 17/18 completion.
Land to rear of 94,96,98,100 and 102 Southampton Road (16/1147/FP)	6					6	Case officer has advised (Nov. 17) that the site development is nearly complete.
<del>Fareham Ambulance Station, Highlands Road (17/0046/OA)</del> (Now superseded by newer pp)						0	There is another permission on this site. The yield is now reflected in permissions since 1 April 2017.
<b>New Planning Permissions (5 dwellings+) (1st April 2017 – 31 October 2017)</b>	<b>0</b>	<b>16</b>	<b>32</b>	<b>15</b>	<b>5</b>	<b>68</b>	
189-199 West Street, Fareham (P17/0293/PC)		8				8	Nothing to indicate that the site will not be developed in the five-year period at this stage.
132 Highlands Road, Fareham (P/17/0366/FP)			5			5	One discharge of condition application has been submitted. Understood that more will follow. Expected to be developed in five-year period.
Hope Lodge, 84 Fareham Park Road (P/16/1178/FP)			7			7	The site is understood to be under new ownership with construction due to commence soon.
Fareham Ambulance Station, Highlands Road (P/17/0213/FP)			10			10	A demolition notice has been approved at the site. Development expected to commence soon.
Land to rear of 405 & 409 Hunts Pond Road (P/16/1251/FP)			10			10	Discharge of condition applications submitted and site preparations underway.
Land to rear of 184 Bridge Road (P/17/0697/FP)		8				8	It is understood that adjacent land has been secured to provide material storage during construction. The site is expected to deliver in 5-year period.
1 Station Industrial Park, Duncan Road, Park Gate (P/17/1219/PC)				15		15	No construction on site at present but this is a recent permission that is 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 this is a recent permission that is expected to deliver in the 5-year period.
<b>Windfall allowance</b>				<b>37</b>	<b>37</b>	<b>74</b>	As per the 2017 Windfall background paper
<b>Welborne Projections</b>				<b>140</b>	<b>200</b>	<b>340</b>	Based on background/evidence papers to the Draft Local Plan

<b>Draft Allocations Fareham Town Centre (expected to deliver in 5YHLS)</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>55</b>	
FTC6 Magistrates Court				40		40	Site owner (HCA) has advised that pre-application discussion expected in early 2018 with outline submission summer 2018. Site is in single ownership. For caution FBC have pushed projections back by one year compared to site owners to allow for any slippage.
FTC9 Wykeham House School (P/17/0147/FP)		15				15	It is understood that development is expected to progress shortly.
<b>Draft Allocations (LP2 carry forward) (expected to deliver in 5YHLS)</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>52</b>	<b>48</b>	<b>120</b>	
HA9 Heath Road, Locks Heath (LP2 H11)			20	20	30	70	An outline planning application has been received (Nov17)
HA22 Wynton Way (LP2 H3)					18	18	Ecological studies due to take place before an application can be submitted. Acquisition of site from HCC is agreed in principle but subject to negotiation. Pre-app has taken place and concept design agreed in principle. Expected to realistically deliver toward the latter part of five-year period.
HA23 Stubbington Lane, Hill Head (LP2 H12)				12		12	Site is owned by FBC. Ecological survey to take place in 2018 before planning application is finalised. Pre-app has taken place and a concept design has been agreed in principle. Site is expected to deliver in the five-year period.
HA24 335-337 Gosport Road, Fareham (LP2 H4)				12		12	Site is currently owned by HCC and is expected to be acquired by FBC. Pre-app has taken place and a concept design has been agreed in principle. Ecological studies are due to take place in 2018. This together with site acquisition will mean the site is likely to be developed in the mid-late part of the five-year period.
HA25 Sea Lane, Hill Head (LP2 H13)				8		8	Site is owned by FBC. Ecological survey to take place in the summer 2018. Planning application expected once ecological findings have been considered. Site is expected to deliver in the five-year period
<b>Other Commitments/Brownfield specific</b>	<b>0</b>	<b>55</b>	<b>83</b>	<b>50</b>	<b>50</b>	<b>238</b>	
HA21 Hampshire Rose (SHLAA Ref. 1056)			18			18	Subject to a current planning application.



HA6 (Cranleigh Road, Portchester) (Appeal allowed) (APP/A1720/W/16/3156344)		55	65			<b>120</b>	Site granted outline planning permission following planning appeal. Delivery projections as informed by the site promoter (2017)
HA7 Warsash Maritime Academy				50	50	<b>100</b>	Southampton Solent University is currently preparing a disposal strategy. Further updates expected shortly with more specific information on likely delivery.
<b>Totals</b>	<b>389</b>	<b>395</b>	<b>240</b>	<b>359</b>	<b>340</b>	<b>1723</b>	