



# Fareham Borough Council Authority Monitoring Report (AMR) 2017-18

Final March 2019

## 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.

Telephone: 01329 236100

Email: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

Address: Planning Strategy & Regeneration  
Department of Planning and Development  
Fareham Borough Council  
Civic Offices, Civic Way  
Fareham  
PO16 7AZ

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>.

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



## Contents

	<b>Page</b>
<b>1 INTRODUCTION</b>	<b>1</b>
• Purpose and aim of the Authority Monitoring Report	1
<b>2 DELIVERY AND IMPLEMENTATION</b>	<b>2</b>
• Local Development Scheme	2
• Local Development Document Progress	2
<b>3 LOCAL PLAN POLICY ANALYSIS</b>	<b>4</b>
<b>4 HOUSING DELIVERY</b>	<b>5</b>
• Net Housing Completions	5
• Affordable Housing Completions	5
• Housing Need	6
• Five Year Housing Land Supply	7
• Self & Custom Build	8
<b>5 NEIGHBOURHOOD PLANNING</b>	<b>10</b>
<b>6 CONTRIBUTIONS FROM DEVELOPMENT</b>	<b>11</b>
• Community Infrastructure Levy	11
• Section 106 Planning Obligations	12
• Solent Recreation Mitigation Partnership Contributions	14
• New Homes Bonus	14
<b>7 DUTY TO COOPERATE AND COMMUNITY INVOLVEMENT</b>	<b>15</b>
• Fareham Local Plan 2036 (Draft Version – Regulation 18)	15
• Partnership for Urban South Hampshire	16
<b>8 EMPLOYMENT FLOORSPACE DELIVERY</b>	<b>17</b>
• Available Employment Floorspace	19
<b>9 RETAIL AND LEISURE FLOORSPACE DELIVERY</b>	<b>21</b>
• Retail Health Check	22
• Leisure Floorspace Completions	22
<b>10 TRANSPORT AND MOVEMENT</b>	<b>24</b>
• Highway Improvements	24
<b>11 FLOOD RISK AND COASTAL MANAGEMENT</b>	<b>25</b>
• Coastal Management	25
• Coastal Schemes	25
<b>12 BIODIVERSITY AND THE NATURAL ENVIRONMENT</b>	<b>27</b>
• Hampshire Biodiversity Information Centre	27
• Bird Aware Solent	27

<b>LIST OF TABLES</b>		<b>Page No</b>
<b>Table 1</b>	Timeline for Preparing Fareham Local Plan 2036 (Local Development Scheme July 2017)	2
<b>Table 2</b>	Annual Housing Completions in Fareham Borough, 2011/12-2017/18	5
<b>Table 3</b>	Affordable Housing Completions	6
<b>Table 4</b>	Fareham Borough Council Self Build Register Key Information	9
<b>Table 5</b>	CIL Regulation 62 (4) Information	12
<b>Table 6</b>	Movement in CIL Reserves	12
<b>Table 7</b>	Section 106 Planning Obligations	13
<b>Table 8</b>	New Homes Bonus Grants	14
<b>Table 9</b>	Employment Floorspace Completions in Fareham 2017/18	17
<b>Table 10</b>	Employment Floorspace Losses in Fareham 2013/14-2017/18	18
<b>Table 11</b>	Permissions granted in 2017-18 affecting use class B1/B2	19
<b>Table 12</b>	Outstanding Employment Floorspace (with Planning Permission) in Fareham 2017/18	19
<b>Table 13</b>	Employment Requirement and Predicted Supply	20
<b>Table 14</b>	Retail (A1-A5 Use Class) Completions in Fareham 2017-18	21
<b>Table 15</b>	Permissions for the gain of retail floorspace in Fareham 2017-18	21
<b>Table 16</b>	Permissions for the loss of retail floorspace in Fareham 2017-18	22
 <b>FIGURES</b>		
<b>Figure 1</b>	Current and Future Local Plan	3
<b>Figure 2</b>	CIL Expenditure	11
<b>Figure 3</b>	Employment Floorspace Completions 2013/14-2017/18	18
<b>Figure 4</b>	Retail (A1-A5 Use Class) Completion Figures 2013-2018	21
 <b>APPENDICES</b>		<b>28</b>
<b>Appendix 1</b>	Net Housing Completions by Settlement including Residential Institutions (C2) Completions	29
<b>Appendix 2</b>	Schedule of Sites which comprise the Five-Year Housing Land Supply	30

## 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 13<sup>th</sup> Authority Monitoring Report (AMR) and covers the period 1 April 2017 to 31 March 2018.
- 1.2 The current system of plan making is designed to be a continuous process, with the Local Planning Authority regularly preparing, adopting and reviewing Local Development Documents to take account of changing national and local circumstances. Keeping plans up-to-date is assessed by the AMR, the principal objectives of which is to report on:
- **Delivery and implementation** - identifying progress of the emerging Local Plan against the milestones set out in the Council's Local Development Scheme (LDS) timetable;
  - **Housing Delivery** – reporting on housing completions during the monitoring period, including affordable housing and self and custom build housing;
  - **Neighbourhood Planning** – reporting on progress of neighbourhood plans in the Borough;
  - **Planning Obligations** – reporting on CIL and S106 receipts collected by the Council through planning applications during 2017/18;
  - **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 2017/18, including any losses to residential;
  - **Retail and Leisure Floorspace Delivery** – reporting on retail and leisure floorspace developments during the monitoring period and identifying progress in relation to the assessed needs for retail floorspace.
- 1.3 This AMR also provides additional monitoring and delivery information across the following themes for which the Council's partner organisations have responsibility for delivery:
- **Transport and Movement** - Reporting on highways and public transport related improvements that have been announced, progressed or completed during and following the 2017/18 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 2017/18;
  - **Biodiversity and the Natural Environment** - Reporting on priority habitats and nature conservation designations, including the condition of these where such information is available during 2017/18.

## 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 2016 LDS set out a timetable for the production of the new Local Plan (henceforth referred to as the Local Plan 2036). This timetable allowed for the Local Plan 2036 to be informed by and be consistent with the PUSH Spatial Position Statement and the supporting evidence which informed that position statement.

### LOCAL DEVELOPMENT DOCUMENT PROGRESS

- 2.3 This section of the monitoring report audits the progress of Local Development Documents during the period 1st April 2017 to 31st March 2018, but also includes progress up to the publication of this AMR where considered appropriate and relevant.

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

	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

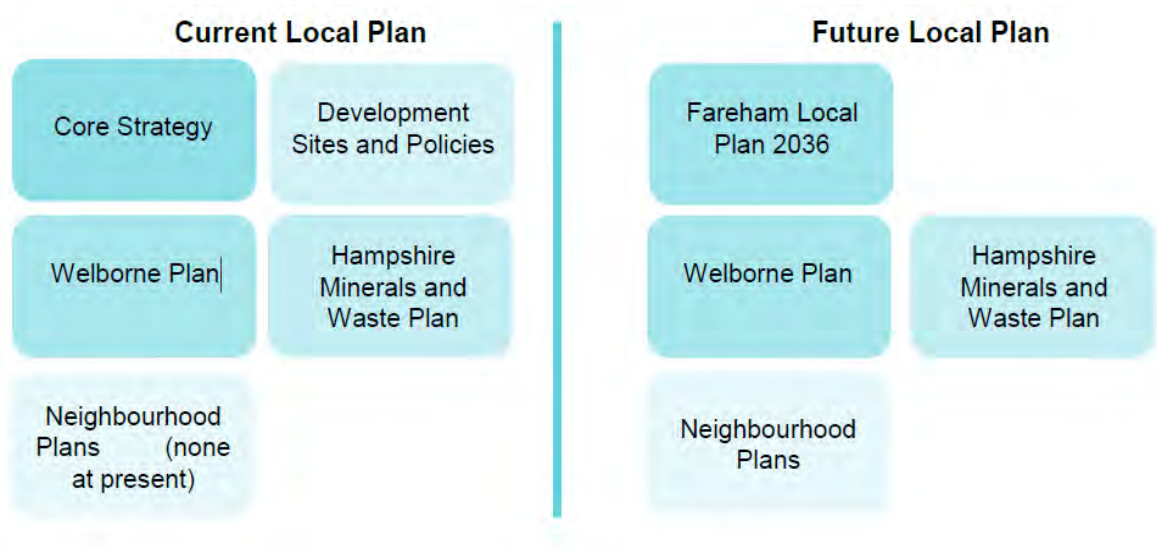


- 2.4 In March 2017, the Government began a consultation on proposed revisions to the National Planning Policy Framework (NPPF). In July 2018, the revised NPPF was published, the content of which has significant impact on Fareham's local housing need and therefore the emerging Local Plan. Consideration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

### Adopted Local Plan

- 2.5 Further to Table 1, it is important to appreciate that whilst the draft version of the Local Plan 2036 has been published, the Council does have an adopted local plan. This consists of Local Plan Part 1: Core Strategy (2011), Local Plan 2: Development Sites and Policies (2015), Local Plan Part 3: The Welborne Plan (2015) and the Hampshire Minerals and Waste Plan (2013). The policies of Local Plan Part 1: Core Strategy (2011) and Local Plan Part 2: Development Sites and Policies (2015) will continue to apply whilst the Local Plan 2036 is prepared. Decision-takers may give increasing weight to relevant policies in emerging plans according to their stage of preparation. There may also be exceptions to existing policies of the Adopted Local Plan if they are overridden by material judgements in inspector appeal decisions. For clarity, Figure 1 below shows the current and future local plan for the Borough.

Figure 1: Current and Future Local Plan



### **3.0 Local Plan Policy Analysis**

- 3.1 There were no nullifications to any of the Council's adopted Local Plan policies during the 2017/18 monitoring period. The last amendment made was to the Council's affordable housing policy (Core Strategy Policy CS18) and sustainable development policy (Core Strategy Policy CS15) due to changes in national guidance as reported in the 2015/16 AMR.
- 3.2 Following on from the 2016/17 monitoring period, the Council published its draft version of the Local Plan 2036 in October 2017. This 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 The Consultation on the Draft Fareham Local Plan 2036 ran between 25 October and 8 December 2017 and over 2,500 individuals and organisations submitted comments. A further review of the consultation responses received, has been undertaken, however as referred to in chapter 2, the revisions to the NPPF need to be taken into account before further progress can be made on the Local Plan.



## 4.0 Housing Delivery

### NET HOUSING COMPLETIONS

- 4.1 The monitoring of housing delivery in Fareham Borough is undertaken in partnership with Hampshire County Council in order to ensure that the housing completion count is accurate and robust. For the monitoring year 2017/18 a total of 291 net new dwellings were completed in Fareham Borough (Appendix 1).
- 4.2 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**

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Housing Completions <sup>1</sup>	315	391	154	287	371	349	291	1452
Housing Completions (Communal) <sup>2</sup>	109	68	0	50	0	12	0	239
Housing Requirement <sup>3</sup>	420	420	420	420	420	420	420	2100
<b>Annual Balance</b>	<b>4</b>	<b>39</b>	<b>-266</b>	<b>-83</b>	<b>-49</b>	<b>-59</b>	<b>-129</b>	<b>-409</b>

### AFFORDABLE HOUSING COMPLETIONS

- 4.3 In 2017/18, 54 out of the 291 housing completions detailed in Table 2 constituted the delivery of net affordable housing units in the Borough. Table 3 shows the overall number of affordable dwellings completed since 2011/12.

<sup>1</sup> Standard dwellings.

<sup>2</sup> Residential institutions such as residential accommodation, nursing homes and care facilities which are not self-contained units. Number of units calculated using Housing Delivery Test Measurement Rule Book methodology.

<sup>3</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.



*Sylvan Court, Fareham Borough Council affordable housing scheme – completed in this monitoring period.*

**Table 3: Affordable Housing**

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

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

### **HOUSING NEED**

4.5 During this monitoring period, annual housing completions in the Borough were measured against the Objectively Assessed Need (OAN) figure for Fareham Borough Council developed through the Partnership for Urban South Hampshire (PUSH) Strategic Housing Market Assessment (2016) in accordance with the Planning Inspectorate appeal decision

Land north of Cranleigh Road<sup>4</sup> which determined that the OAN figure should be used, rather than the current Local Plan target.

- 4.6 The need for a Council to assess their housing delivery against OAN is outlined in the National Planning Policy Framework 2012 (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.

#### **FIVE YEAR HOUSING LAND SUPPLY**

- 4.8 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites to provide five years supply of housing against their requirements. The NPPF also requires an additional buffer of 5% (or 20% in the case of persistent under-delivery) to ensure choice and competition in the market for land.
- 4.9 At their meeting on the 9th October 2017, the Fareham Borough Council Executive resolved that Officers present a report to the Planning Committee on the Council's current 5 Year Housing Supply position on a regular basis.
- 4.10 A report to Planning Committee in June 2018 reported that the Council have 4.65 years of housing supply against the 5YHLS requirement as at 1<sup>st</sup> April 2018 (see Appendix 2). In numerical terms, the shortfall is 170 dwellings. Regular updates of the five-year land supply position can be found on the Council's website.<sup>5</sup>
- 4.11 Further detail to explain the specific projected delivery is provided in Appendix 2 and detailed below. It is important to note that the Council's 5YHLS mainly comprises of outstanding permissions for both small and large sites, site allocations in Local Plan Part 2: Development Sites and Policies and other commitments, a windfall allowance and a proposed delivery trajectory for Welborne Garden Village.

#### **Outstanding Planning Permissions for Small Sites**

- 4.12 This supply comprises of all outstanding planning permissions for sites of 1-4 units (net) as at 31<sup>st</sup> March 2018. Planning permission data is derived from the Council's records and the Hampshire County Council Land Availability Monitoring System (LAMS).
- 4.13 Small sites form a consistent and important component of the Council's 5YHLS. To ensure that the annual projection is realistic, a 'permission lapse rate reduction' of 10% has been applied to the small site permissions. This is in line with the typical lapse rate on small sites (i.e. those planning permissions that expire before being implemented). The remaining of small site permissions following this deduction has then been distributed evenly over years 1, 2 and 3 (2018/19 – 2020/21) of the Council's 5YHLS.

#### **Outstanding Planning Permissions for Large Sites**

- 4.14 This supply comprises of all outstanding planning permissions for sites of 5 units and greater as at 31<sup>st</sup> March 2018. 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.
- 4.15 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

<sup>4</sup> <http://www.fareham.gov.uk/casetrackerplanning/GetFile.aspx?docref=6d54c50a-b7d5-4f71-b215-b08806fdfdb1>

<sup>5</sup> [http://www.fareham.gov.uk/planning/local\\_plan/fiveyearhousinglandsupply.aspx](http://www.fareham.gov.uk/planning/local_plan/fiveyearhousinglandsupply.aspx)

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**

- 4.16 More robust evidence on housing projections has been gathered on those outstanding allocations from the current adopted Local Plan that are considered developable. This is to inform the Council's 5YHLS position. This has been based on direct correspondence with the site landowner or developer.
- 4.17 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**

- 4.18 The Council has historically over-delivered against its adopted Local Plan targets largely due to significant housing windfall<sup>6</sup>. This trend necessitated a review of the Council's adopted windfall rate which was undertaken in 2016 and subsequently updated in 2017.
- 4.19 Further detail about the projected windfall development is outlined in a separate detailed background paper titled 'Housing Windfall Projections'<sup>7</sup> which is available on the Council's website.

### **Welborne**

- 4.20 The delivery of housing at Welborne forms a component of both the Borough's 5-year housing land supply and the longer-term housing supply in the Borough. An outline planning application for Welborne was submitted in March 2017 but has yet to be determined. 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.

### **SELF AND CUSTOM BUILD**

- 4.21 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.
- 4.22 The Council established a Self-build and Custom Housebuilding Register in March 2016 which is publicised 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 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

---

<sup>6</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.

<sup>7</sup> [http://www.fareham.gov.uk/PDF/planning/local\\_plan/DraftLocalPlanEvidenceBase/EV24-BackgroundPaperHousingWindfallProjections.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV24-BackgroundPaperHousingWindfallProjections.pdf)

set out in the Council's Self and Custom Build Need Background Paper<sup>8</sup>, which supports the draft version of the Local Plan 2036

- 4.23 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 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.
- 4.24 As a result, the register was split into two parts:
- Part 1 comprises any individuals who joined the register prior to August 2017 who wished to remain, as well as individuals and associations who joined the register from August 2017 onwards and meet the connection test (either live or work within the Borough for 2 years); and
  - Part 2 for all other individuals and associations
- 4.25 The Council's Self Build Register recorded that 35 individuals initially signed up in the first base period which ran from 21 March 2016 (the date the register was created) to 30 October 2016. Following the introduction of the charging fee, the number who wished to remain on the register reduced to 12. Each subsequent base period runs from 31 October to 30 October each year.
- 4.26 The Council is required to provide suitable development permission for serviced plots of land to meet the need on the register. The need identified in each base period must be met within 3 years of the conclusion of that period.
- 4.27 Table 4 shows the number of individuals who have joined the register and suitable planning permissions granted for base periods 1 and 2.

**Table 4 – Fareham Borough Council Self Build Register Key Information**

Period	Individuals	Plots Required By	Suitable Planning Permission Granted
Base Period 1 (21 <sup>st</sup> March 2016 - 30 <sup>th</sup> October 2016)	12	30 <sup>th</sup> October 2019	1
Base Period 2 (31 <sup>st</sup> October 2016 – 30 <sup>th</sup> October 2017)	15	30 <sup>th</sup> October 2020	6
<b>Total</b>	<b>27</b>		<b>7</b>

<sup>8</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)



## 5.0 Neighbourhood Planning

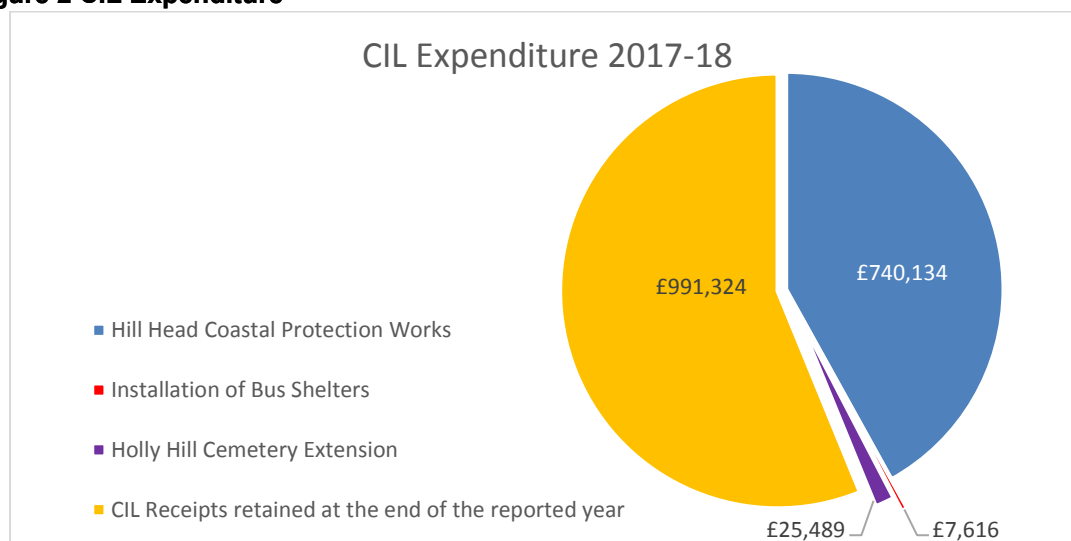
- 5.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that details are provided in the AMR on any Neighbourhood Development Orders or Neighbourhood Development Plans made during the monitoring period.
- 5.2 In the previous monitoring period (2016/17), the Council designated Titchfield Neighbourhood Forum and Titchfield Neighbourhood Area.
- 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 Information on the Neighbourhood Plan process, grant options available to 'qualifying bodies' and details of the designation of the Titchfield Neighbourhood Area and Forum as well as any future updates can be found on the Council's website at <http://www.fareham.gov.uk/planning/neighbourhoodplanning.aspx>.

## 6.0 Contributions from Development

### COMMUNITY INFRASTRUCTURE LEVY

- 6.1 The Community Infrastructure Levy (CIL) was introduced nationally in April 2010 and allows local authorities in England and Wales to raise funds from developers who are undertaking new building projects in their area. The money can be used to pay for a wide range of infrastructure that is needed to support new development. This can include things such as transport schemes, green spaces and the maintenance of new infrastructure.
- 6.2 Fareham Borough Council adopted a [Community Infrastructure Levy \(CIL\) Charging Schedule](#) which commenced from 1 May 2013. Development permitted since the 1 May 2013 have been required to pay the Levy as per the charges set out in the schedule, at the point when construction of that development starts. Alongside the CIL Charging Schedule a [guide](#) and [calculator](#) were published by the Council to help inform developers and calculate their liability.
- 6.3 In line with Regulation 62 of the Community Infrastructure Levy Regulations 2010, the Council produces an annual CIL monitoring report which sets out the amount of CIL receipts collected during the monitoring year, items on which CIL has been spent on and the amount of CIL retained at the end of the monitoring year. The report for year 2017/18 was published in October 2018 and is available on the Council's website. An excerpt of the CIL Report is provided in Table 6 and Table 7 below.
- 6.3 Fareham Borough Council amended its CIL Regulation 123 list with effect from 1 March 2018. Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) restricts the use of planning obligations for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy (CIL). The Regulation 123 list was amended to exclude education facilities. This would enable financial contributions towards education facilities to be secured through Section 106 planning obligations, when the Education Authority has clearly demonstrated the need for such contributions and subject to them satisfying Regulations 122 and 123 of the Community Infrastructure Regulations 2010 (as amended). The amended list can be found on the Council's website at [http://www.fareham.gov.uk/planning/local\\_plan/ciladopt.aspx](http://www.fareham.gov.uk/planning/local_plan/ciladopt.aspx).

**Figure 2 CIL Expenditure**



**Table 5: CIL Regulation 62 (4) information**

<b>Regulation 62 Reference</b>	<b>Description</b>	<b>Amount Collected/Project Title</b>
4 a)	Total CIL receipts for the reported year	£1,764,562 In the reporting period demand notices were raised for £1,511,286 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	£773,239
4 c) (i)	The items of infrastructure to which CIL (including land payments) has been applied to:- Hill Head Coastal Protection works and Installation of new Bus Shelters and Holly Hill Cemetery Extension	£740,134 £7,616 £25,489
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	£991,324

**Table 6: Movement in CIL Reserves**

Balance at 1st April 2017, start of reporting period	£1,687,364
Movement in the year	£991,324
Balance at 31 March 2018, end of reporting period	£2,678,688

## **SECTION 106 PLANNING OBLIGATIONS**

- 6.4 Section 106 (S106) agreements, also known as Planning Obligations, are an agreement between the Council and a developer, made at the end of the planning application stage, whereby the developer agrees to provide contributions to make the development acceptable in planning terms. Contributions are commonly made to secure highway improvements, to provide community open space, on-site affordable housing provision or off-site affordable housing contributions.

The introduction of CIL in May 2013 changed S106 requirements. In order to prevent the Council double-charging developers, the 'pool' of contributions is divided into two mutually exclusive lists: The Regulation 123 list (referred to above) - 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)<sup>9</sup>

6.5 Table 7 below provides detail of the S106 agreements which have been executed in the current reporting year. Applications which have received a Resolution to Grant at planning committee during the 2017-18 reporting year which will be subject to a S106 may not be included in the table as the agreements were not finalised by the end of the reporting period. They will therefore be reported in future Authority Monitoring Reports.

**Table 7: Section 106 Planning Obligations**

Agreement Date	Application No	Address	Type	Financial Obligation	Due to
10/04/2017	P/16/0557/OA	IFA 2 National Grid, Land at Daedalus Airfield	Various	Various	This is a complex 106. The S106 Agreement can be viewed online <sup>10</sup> .
28/04/2017	P/15/0260/OA	Land at Cranleigh Road Portchester	Travel Plan Contribution	£5,750	HCC
			Travel Plan Monitoring	£5,000	HCC
			Solent Recreation Mitigation Contribution	£21,720	Collected by FBC on behalf of Bird Aware Solent
12/07/2017	P/16/1251/FP	409 Hunts Pond Road	Offsite Affordable Housing Contribution	£100,000	FBC
			Solent Recreation Mitigation Contribution	£1,810	Collected by FBC on behalf of Bird Aware Solent

<sup>9</sup> [https://www.fareham.gov.uk/PDF/planning/local\\_plan/PlanningObligationsSPD.pdf](https://www.fareham.gov.uk/PDF/planning/local_plan/PlanningObligationsSPD.pdf)

<sup>10</sup> <http://www.fareham.gov.uk/casetrackerplanning/>

## SOLENT RECREATION MITIGATION PARTNERSHIP CONTRIBUTIONS

6.6 The Solent Recreation Mitigation Partnership (SRMP) is made up of 15 local councils, Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. The partnership was set up to assess the impact of visitors to the Solent coastline on over-wintering birds and their habitats. In 2017 The SRMP introduced the Bird Aware Solent Strategy which aims to reduce the impact on birds' habitat from new housing developments by undertaking measures including:

- Coastal rangers providing advice on how to avoid bird disturbance, liaising with landowners, host school visits etc.;
- Communications, marketing and education initiatives;
- Initiatives to encourage responsible dog walking;
- The preparation of codes of conduct for a variety of coastal activities;
- Site-specific projects to help manage recreation at the coast and provide secure habitats for the birds;
- The provision of new/enhanced greenspaces as alternatives to visiting the coast.

6.7 Contributions of £181 per new dwelling are collected from developments to fund the strategy. This is payable in addition to any CIL liability or other S106 contributions.

6.8 In the 2017-18 monitoring period £31,110 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 chapter 12 - Biodiversity and the Natural Environment.

## NEW HOMES BONUS

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

6.10 Table 8 details the payments received by the Council in respect of the New Homes Bonus grant scheme.

**Table 8: New Homes Bonus Grants**

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



## 7.0 Duty to Cooperate and Community Involvement

- 7.1 The 'duty to co-operate' is set out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act)). It applies to all local planning authorities, national park authorities and county councils in England and to a number of other public bodies as set out in Section 4 (1) of The Town and Country Planning (Local Planning) (England) Regulations 2012. The duty:
- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
  - requires that councils set out planning policies to address such issues;
  - requires that councils and public bodies to 'engage constructively, actively and on an on-going basis' to develop strategic policies; and
  - requires councils to consider joint approaches to plan making.
- 7.2 Fareham is a two-tier area with Hampshire County Council providing some important public services including education, highways and social care.
- 7.3 The Council has continued to proactively engage with stakeholders and the community during the AMR period including neighbouring authorities, Partnership for Urban South Hampshire (PUSH), Hampshire County Council (HCC), Highways Agency, Environment Agency, Historic England, Natural England, Hampshire and Isle of Wight Wildlife Trust, Southern Water, Portsmouth Water, the Solent LEP, the Eastern Solent Coastal Partnership (ESCP) and the Hampshire and Isle of Wight Local Nature Partnership (LNP).
- 7.4 In October 2017 the Council published a revised Duty to Co-operate Interim Statement<sup>11</sup> as part of the evidence base for the draft version of the Fareham Local Plan 2036. This sets out how the Council has met with its duty to co-operate requirements in preparing the draft version of the Local Plan 2036.

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

- 7.5 In October 2017, the Council published its draft version of the Local Plan 2036 together 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. As part of the preparation of the draft plan, the Council actively engaged and co-operated with its neighbouring local planning authorities, County Council and other statutory bodies and organisations in planning for the most appropriate development strategy. In accordance with section 33(1)(c) of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011, the list of bodies and organisations of which detailed discussions and dialogue have taken place include:
- Hampshire County Council
  - Environment Agency
  - Historic England
  - Natural England
  - Civil Aviation Authority
  - Homes and Community Agency
  - Fareham and Gosport Clinical Commissioning Group
  - Office of Rail Regulation
  - Highways England
  - Marine Management Organisation
  - Solent Local Enterprise Partnership (LEP)

---

<sup>11</sup> [http://www.fareham.gov.uk/PDF/planning/local\\_plan/DutytoCooperateStatement.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/DutytoCooperateStatement.pdf)

- 7.6 The Council also undertook a series of community engagement events to ensure that the local community had the opportunity to view the draft plan and supporting evidence and to discuss with officers. In addition, 15,000 copies of a special edition of “Fareham Today” – the Council’s magazine was published and distributed around the Borough. The six-week consultation on the Draft Local Plan ended in December 2017 with over 2,500 individuals and organisations submitting comments.

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

- 7.7 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.
- 7.8 The PUSH Spatial Position Statement (2016) forms a significant part of the duty to cooperate 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.

## 8.0 Employment Floorspace Delivery

- 8.1 Fareham has a strong economy with a good balance of business with approximately 61,000 of the Borough's residents in work. This equates to 82% of all Economically Active People in the Borough. B-class employment completions and losses are monitored annually to assess floorspace delivery against identified need.
- 8.2 Employment floorspace completions in 2017/18 were mostly gains. The loss indicated in table 9, whilst affecting use class B1, does provide employment in an alternative sector (D2 – leisure) and was completed following the relocation of the original business to new premises at HMS Daedalus.

**Table 9: Employment Floorspace Completions in Fareham 2017/18**

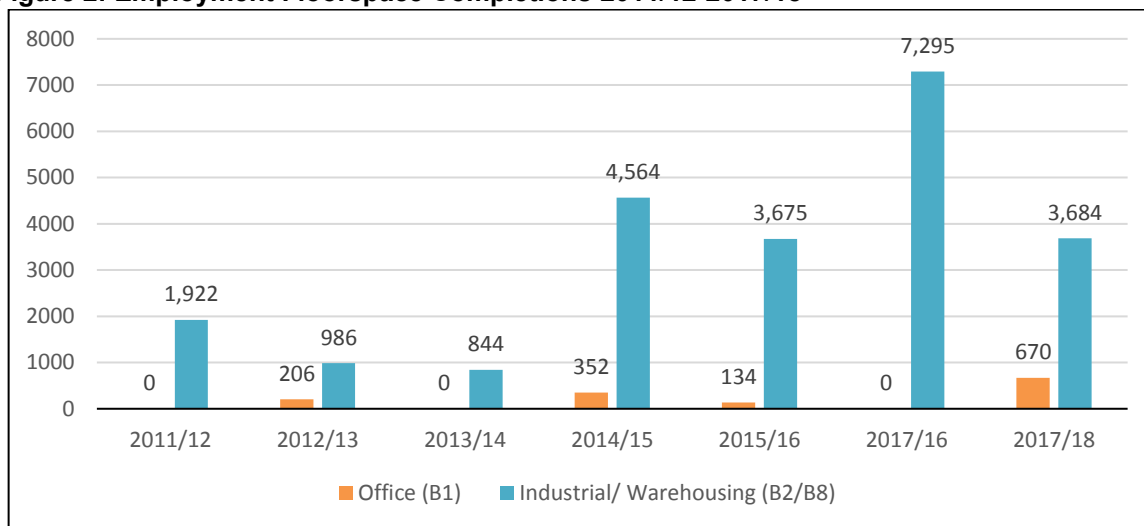
Site Address	Use Class	Proposal	Completed Gain (sq.m)	Completed Loss (sq.m)
Daedalus Airfield, Hangers East	B1-8	Development for Aerospace Use (forms part of Outline Permission 28,290 sq.m)	3,396	0
2200 Talbot Road, Fareham	B8	Extension to Existing Dispatch Area	288	0
16-18 Barnes Wallis Road, Fareham	B1A	Refurbishment and Extension of Offices	670	0
2 Kiln Acre, Wickham Road, Fareham		Change of use from light industry (Use Class B1) to a gymnasium (Use Class D2)	0	-485
<b>Total Employment Floorspace Gain/Loss</b>			<b>+4,354</b>	<b>-485</b>



*Hanger at Daedalus*

8.3 Floorspace gains in 2017/18 have stabilised following the large increase in 2016/17. This gain was in the main attributable to development for aerospace use at Daedalus which continued in 2017/18. Figure 2 shows the past 7 years of employment floorspace completions.

**Figure 2: Employment Floorspace Completions 2011/12-2017/18**



8.4 Table 10 below records employment loss completions for the last 5 monitoring periods. Although this shows no employment loss for the monitoring period, 5 applications for Notification for Prior Approval for a Proposed Change of Use of a Building from Office Use to a Dwellinghouse were completed during this period. In addition, permission was granted to the applications in Table 11 which may lead to a loss of office use floorspace in future monitoring periods.

**Table 10: Employment Floorspace Losses in Fareham 2013/14-2017/18**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total (sq.m)
Office (B1a) to Residential (C3)	0	-396	-856	-4,104	-1,846	0	0	-7,202
Office (B1a) to Retail (A1)/Leisure (D2)	0	-892	-260	0	0	0	0	-1,152
<b>Subtotal</b>	<b>0</b>	<b>-1,288</b>	<b>-1,116</b>	<b>-4,104</b>	<b>-1,846</b>	<b>0</b>	<b>0</b>	<b>-8,354</b>
Industrial/ Warehousing (B1-8) to Residential (C3)	0	0	0	-2,450	0	0	0	-2,450
Industrial/ Warehousing (B1-8) to Retail (A1)/ Leisure (D2)	0	-1,452	0	-860	0	0	-485	-2,797
<b>Subtotal</b>	<b>0</b>	<b>-1,452</b>	<b>0</b>	<b>-3,310</b>	<b>0</b>	<b>0</b>	<b>-485</b>	<b>-5,247</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>-485</b>	<b>-13,601</b>

**Table 11: Permissions granted in 2017-18 affecting use class B1/B2**

Address	Application Description	Loss (sq.m)
1 Davis Way Fareham	Change of use from Use Class B2 (general industrial) and minor external alterations to facilitate its use as a Co-op Funeral Care Centre (sui generis), including widened access, boundary fencing and gate	956
282 West Street Fareham	Change of use from B2 Use (General Industrial) to Garage and MOT Testing Centre (sui generis) use, with associated trade counter	410
1A Middle Road Park Gate	Change of Use from Use Class B1 (Business) to Sui Generis (Tattoo Studio)	111
Whittington Ct, 65 High Street Fareham	Change of Use of Ground Floor Offices to Residential Flat	74
Unit 4, 212 Hunts Pond Road, Titchfield Common	Change of use from Office Storage to Holistic Shop with 2no. Treatment Rooms and Cafe	56
22 - 24 Thackeray Mall (Above Shops) Fareham Shopping Centre, Fareham	Demolition of Existing Office Building & Shopping Centre Canopy, Change of Use of Ancillary Shopping Centre Management Area to Hotel (C1) Together with Erection of Hotel (C1) Accommodation Including Ancillary Bar/Restaurant Area and Associated Alterations to Service Yard, Including New Shopping Centre Management Suite.	1,703

## AVAILABLE EMPLOYMENT FLOORSPACE

8.5 Table 12 shows the employment floorspace available through existing planning permissions that were yet to be built out and completed. The majority of this availability, approximately 38,854 sq.m, is permitted floorspace at Daedalus Airfield.

**Table 12: Outstanding Employment Floorspace (with Planning Permission) in Fareham 2017/18**

Site Address	Use Class	Proposal	Permitted Floorspace (sq.m)
The Walled Garden, Cams Hall	B1A	Erection of Building for Office/Server Use	1,952
Solent 2 Business Park	B1	Erection of Business Park for B1 Use	23,500
Cartwright Drive, Fareham	B1-8	Light industrial/warehouse unit for B1c/B2/B8 Use	4,509
Swanwick Marina, Lower Swanwick	B2	Redevelopment for B2 Industry	1,918*
Daedalus, Hangers East	B1-8	Development for B1/B2/B8/ Aerospace Use	16,942
Daedalus Hangers West	B1-8	Development for B1/B2/B8/ Aerospace Use	21,912
Wickham Road, Fareham	B1A to C3	Replacement Offices with 7 Flats Over and Erect 6 Houses	803*
Lower Quay, Fareham	B2	Replacement Boat Maintenance and Amenity Building	332*
2 West Street, Portchester	B1A	Additional Storey for Office Development	547
<b>Total Floorspace Gain</b>			<b>72,415</b>

\*Proposals would also see a loss of existing floorspace



8.6 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 was established by the PUSH South Hampshire Strategy 2012. Table 13 below shows progress against this requirement and demonstrates that there is a deficit in terms of overall supply of employment floorspace in the Borough at 31 March 2018 of 10,072 sq.m.

**Table 13: Employment Requirement and Predicted Supply**

<b>Employment Floorspace</b>	<b>Offices (sq.m)</b>	<b>Industrial / Warehousing (sq.m)</b>	<b>Total (sq.m)</b>
<i>Local Plan Part 2 Target</i>	40,700	59,400	100,100
Completions 2011/12-2017/18	1,362	22,970	24,332
Losses 2011/12-2017/18	-8,354	-5,247	-13,601
Permissions (net)	3,302	69,113	72,415
Local Plan Part 2 Allocated Sites	0	14,200	14,200
Welborne (by 2026)	4,800	19,577	24,377
<b>Total</b>	<b>1,110</b>	<b>120,613</b>	<b>121,723</b>
Surplus/Deficit	-39,590	+61,213	+21,623

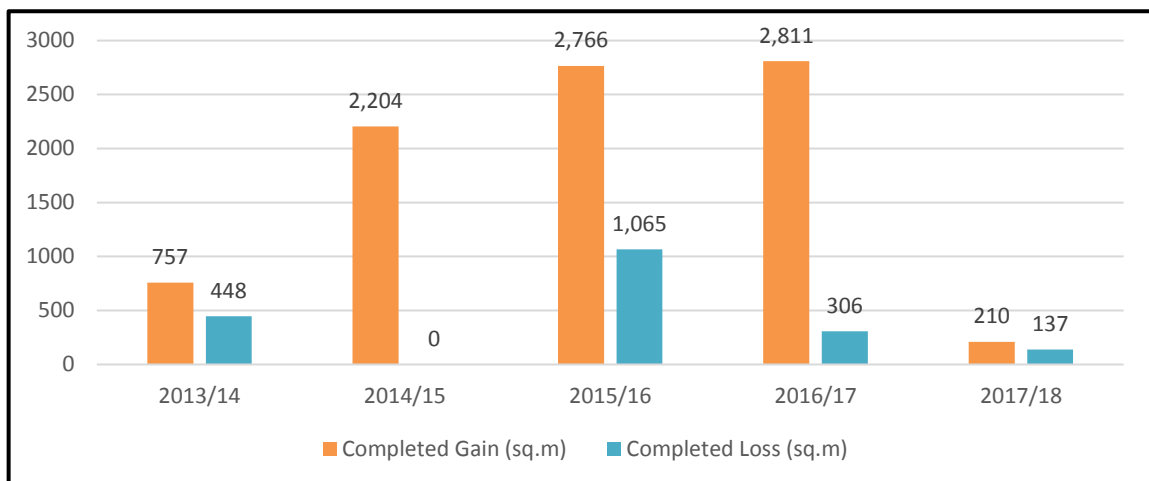
## 9.0 Retail and Leisure Floorspace Delivery

9.1 The retail completions in Fareham Borough for the monitoring year 2017/18 are set out in Table 14. Overall the floorspace figures for retail and leisure in the past year have remained constant. For comparison, Figure 3 illustrates the annual retail completions since 2013/14.

**Table 14: Retail (A1-A5 Use Class) Completions in Fareham 2017-18**

Site Address	Use Class	Proposal	Completed Gain (sq.m)	Completed Loss (sq.m)
2 Bridge Road, Park Gate	A1	Redevelopment/ Enlargement of Filling Station Shop	210	137
<b>Total</b>			<b>210</b>	<b>137</b>

**Figure 4: Retail (A1-A5 Use Class) Completion Figures 2013/14-2017/18**



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

**Table 15: Permissions for the gain of retail floorspace in Fareham 2017-18**

Site Address	Description	Gain (sq.m)
Mariners Quay Shore Road, Warsash	Change of Use from Use Class B1 (Business) To A2 (Financial & Professional Services) Use	93
89 Southampton Road Park Gate	Change of use from D2 (Assembly and Leisure) to a mixed use D2 (Assembly and Leisure) gym and A1 (Shops) hairdressing salon uses together with amended parking layout	34
251 Titchfield Road Titchfield	Extensions and alterations to former office to create hair salon (use class A1) and reconstruction of former stable block for storage purposes ancillary to residential use of 251 Titchfield Road (retrospective application)	31

**Table 16: Permissions for the loss of retail floorspace in Fareham 2017-18**

Site Address	Description	Loss (sq.m.)
88a West Street, Fareham	Change of use from A2/A1 Use to C3 Dwelling House	49
10 East Street, Fareham	Conversion of offices into 5no. 2-bedroom flats, with offices retained on part of the ground floor (A2 to C3)	342
207-209 Segensworth Road	Change of Use of Ground Floor Retail Unit to a Two Bedroom Flat (A1 to C3)	68
35-37 Trinity Street, Fareham	Conversion of existing restaurant and flat into 3no. flats, including first floor rear extension, other external alterations and provision of bin and cycle storage (A3 to C3)	90
92 West Street, Fareham	Part 3, Class M Change of Use - A1 Retail to C3 Dwellinghouse	84
188 West Street, Fareham	Change of Use from A3 (vacant coffee shop) to Sui Generis (nail bar)	41
7 Brook Lane, Warsash	Change of use from Class A1 (retail) to Class D1 (non-residential institutions) for medical aesthetics.	52
56 Botley Road, Park Gate	Change of Use from Use Class A2 (Financial & Professional Services) to Use Class B1 (Business)	185
41a The Square, Titchfield	Change of Use from Use Class A1 (Retail) to Beauty Salon (Sui Generis)	48
41 Locks Heath Centre, Centre Way Locks Heath	Change of use from A1 (shop) to D1 (Non-residential Institution) for use as a chiropractic clinic	99

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

### RETAIL HEALTH CHECK

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

### LEISURE FLOORSPACE COMPLETIONS

9.5 The leisure completions in the Borough for the 2017/18 monitoring period consisted of one application for the change of use from light industry (Use Class B1) to a gymnasium (Use Class D2) giving a gain of 484 sq.m. and a mixed-use development of the Coldeast

Mansion which provides 37 bedrooms and conference/event facilities. In addition, an application to redevelop/convert vacant offices to C1 hotel use was permitted in Fareham town centre which will lead to a future floorspace gain of over 3000 sq.m.



*Coldeast Mansion*

- 9.6 The Fareham Retail and Commercial Leisure Study (2017), produced to inform and support the draft version of the Local Plan 2036, has shown that the existing retail hierarchy and policies contained in the current adopted Local Plan overall remain relevant and appropriate. A total need of 4,300 sq.m has been identified for the period of the Local Plan 2036 with the anticipated delivery of 2,300 sq.m of this total post 2026. However, the findings from the Fareham Retail and Commercial Leisure Study (2017) recognise the projections beyond 2026 are less reliable and are based on broad projections of growth. Changes in retail such as the continued growth of internet shopping also add an element of uncertainty to the delivery projections. It's therefore important to consider that the identified retail need has limited weight at this stage in preparing the Fareham Local Plan 2036 and will subsequently be further reviewed at the next stage in its preparation. As previously mentioned in relation to housing and employment, the draft version of the Local Plan currently has limited weight at this juncture.

## 10.0 Transport and Movement

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

### HIGHWAY IMPROVEMENTS

- 10.2 A number of major road improvements were progressed in Fareham Borough during the 2017/18 monitoring period. A full list of transport schemes and latest progress on these can be viewed at <https://www.hants.gov.uk/transport/transportchemes>. A summary of the major improvements undertaken during the 2017/18 monitoring period is provided below.

#### **Newgate Lane South**

- 10.3 The final phase of works to the improvements to Newgate Lane continued in 2017/18 and the new southern section of road opened to traffic on 8<sup>th</sup> April 2018. The new road links to the Solent Enterprise Zone at Daedalus and forms part of the 'Improving Access to Fareham and Gosport' strategy.

#### **A27 Segensworth to Titchfield**

- 10.4 Highway improvements on the A27 Southampton Road between Segensworth Roundabout and the Titchfield Gyratory is substantially complete. The £10 million major improvement scheme to upgrade the route is designed to improve journey times, reduce congestion, increase road safety and provide better access to local homes and businesses.

#### **Stubbington Bypass**

- 10.5 With full funding for the improvements secured in 2017, Hampshire County Council are continuing work on the detailed design of the scheme whilst acquiring the land needed to build the scheme as well as undertaking advance ecological and other environmental works. Work is anticipated to start on the ground in 2019 and will take approximately two years to complete.



## 11.0 Flood Risk and Coastal Management

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

- 11.1 There were no planning applications granted contrary to advice provided by the Environment Agency or Hampshire County Council in their role as Local Lead Flood Authority during this 2017/18 monitoring period.

### **COASTAL MANAGEMENT**

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

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

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

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

### **COASTAL SCHEMES**

#### **Hill Head Sea Defence Phase 2**

- 11.4 The £1m project funded by the Council to replace the failing sea wall and promenade and protect the coastline from the effects of extreme weather and sea level rise, was completed in December 2017. The project involved construction of a new and improved seawall, installation of a barrier rail, beach replenishment, extensive timber groyne maintenance as well as an improved amenity area.



*Completed Sea Defences at Hill Head*



### Portchester to Paulsgrove Coastal Flood and Erosion Risk Management Scheme

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



*Current Defences at Portchester*

## 12.0 Biodiversity and the Natural Environment

### HAMPSHIRE BIODIVERSITY INFORMATION CENTRE

- 12.1 The monitoring of wildlife and natural habitats in the Borough is undertaken by the Hampshire Biodiversity Information Centre (HBIC). HBIC is supported by Hampshire County Council and the organisation maintains and keeps biodiversity data for partnering authorities such as Fareham. HBIC produces an annual AMR, which provides monitoring information relating to the changes in priority habitats, designated sites and selected notable species in the Borough and the wider Hampshire area. The 2017/18 report will be published in late 2018 and will be available on the HBIC website<sup>12</sup>.
- 21.2 For further information regarding the internationally important designated sites, contact details are available on the [Natural England website](#)<sup>13</sup>. For information regarding Local and National Nature Reserves, contact information is available on the [Hampshire County Council](#)<sup>14</sup> and/or the [Hampshire and Isle of Wight Wildlife Trust](#)<sup>15</sup> websites.



### BIRD AWARE SOLENT

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

---

<sup>12</sup> <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>

<sup>13</sup> <https://www.gov.uk/government/organisations/natural-england#org-contacts>

<sup>14</sup> <https://www.hants.gov.uk/aboutthecouncil/contact>

<sup>15</sup> <https://www.hiwwt.org.uk/contact-us>

# APPENDICES

**Appendix 1**

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

Settlement	Housing Completions					
	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Western Wards & Whiteley	96	185	189	268	161	<b>899</b>
Fareham	41	19	156	55	117	<b>388</b>
Portchester	12	13	3	-1	0	<b>27</b>
Stubbington & Hill Head	4	4	7	3	5	<b>23</b>
Titchfield	1	66	16	24	8	<b>115</b>
<b>Total</b>	<b>154</b>	<b>287</b>	<b>371</b>	<b>349</b>	<b>291</b>	<b>1452</b>

## Appendix 2

Schedule of Sites which comprise the Five-Year Housing Land Supply (as reported to Planning Committee 1<sup>st</sup> June 2018)

<b>PROJECTED SUPPLY</b>	<b>2018 /19</b>	<b>2019 /20</b>	<b>2020 /21</b>	<b>2021 /22</b>	<b>2022 /23</b>	<b>Totals</b>	<b>Notes for 5Y Position</b>
<b>OUTSTANDING PLANNING PERMISSIONS (1-4 dwellings) (at 1<sup>st</sup> April 2018 with 10% discount)</b>	40	30	25			<b>95</b>	Total outstanding small site (1-4 dwellings) permissions at 1 <sup>st</sup> April 2018 with a 10% reduction rate applied to account for likely lapses.
<b>OUTSTANDING PLANNING PERMISSIONS (5 dwellings+) (at 1<sup>st</sup> April 2018)</b>							
Cold East Hospital, Cold East Way, Sarisbury Green (03/1867/RM)	2					<b>2</b>	Site under construction and almost complete (HCC 2017/18 completions data).
16 Botley Road, Park Gate (03/1439/FP)	18					<b>18</b>	Development of 11 units commenced in 2017/18 (HCC 2017/18 completions data).
122 Leydene Nursery, Segensworth Road (06/0907/RM)	3					<b>3</b>	Nothing to indicate that the site will not be developed in the 5-year period at this stage.
70 Trinity Street, Fareham (07/0848/FP)	23					<b>23</b>	Development of 19 units commenced in 2017/18 (HCC 2017/18 completions data).
3-33 West Street, Portchester (07/0042/FP)		16				<b>16</b>	Planning permission has been commenced. Staircases to serve flats in place, but no flats built (May 18). Nothing however to indicate that the site will not be developed in the 5-year period at this stage.
324-326 Brook Lane, Sarisbury Green (09/1001/FP)						<b>0</b>	The majority of this permission has been implemented but 5 dwellings remain outstanding. It is considered unlikely that these will be developed in the five-year period.
New Park Garage, Station Road, Park Gate (09/0672/FP)	14					<b>14</b>	Development of all 14 units commenced in 2017/18 (HCC 2017/18 completions data).

Authority Monitoring Report 2017-2018

<del>69 Botley Road, Park Gate (09/1024/FP)</del>					<b>0</b>	Outstanding permission for 5 dwellings at the site. However, this specific permission is not expected to be implemented.
Land to rear of The Red Lion Hotel, Fareham (13/0408/FP)					<b>0</b>	LP2 allocation site. Permission expired (May 18).
<del>142-144 West Street, Fareham (14/0509/OA)</del>					<b>0</b>	Outstanding permission for 17 dwellings (Reserved matters, P/17/0481/RM decision 27 July 2017). At present, there are indications that the site may not be developed in the 5-year period. Therefore, at this stage it has been removed from the 5YHLS, but this position may change in future (May 18).
Land off Cartwright Drive, Titchfield (14/0741/FP)	39	46			<b>85</b>	Site is under construction and development of all units commenced in 2017/18 (HCC 2017/18 completions data).
100 Wickham Road, Fareham (14/1252/FP)	13				<b>13</b>	Details Pursuant to conditions now in P/14/1252/DP/A. Nothing to indicate that the site won't be developed in the 5-year period at this stage (May 18)
Land at Windmill Grove, Portchester (14/0033/FP)	24				<b>24</b>	Site is under construction and understood to almost be complete (HCC 2017/18 completions data).
Swanwick Marina, Bridge Road (15/0424/VC)		25	25		<b>50</b>	There is an outstanding permission for 50 dwellings at this site. The site is still considered to be developed in the 5-year period at this stage.
Fareham College, Bishopsfield Road (15/0690/RM)	48				<b>48</b>	Site under construction. Development of outstanding units commenced in 2017/18 (HCC 2017/18 completions data).
The Meadows, Hamilton Road, Sarisbury Green (15/0626/FP)	20	51			<b>71</b>	Site is under construction and development of all units commenced in 2017/18 (HCC 2017/18 completions data)
123 Bridge Road, Sarisbury Green (15/0391/FP)		5			<b>5</b>	This site is owned by FBC and estates advise it will complete within 5-year period.



Authority Monitoring Report 2017-2018

Land adj. The Navigator, Swanwick (16/0398/RM)	3				3	Site under construction and almost complete (HCC 2017/18 completions data).
153-155 West Street, Fareham (16/0760/FP & 15/1056/FP)	2				2	Site under construction and almost complete (HCC 2017/18 completions data).
<del>Former Wavemar Electronics Ltd Building, Middle Road, Fareham (16/0914/FP)</del>					0	No news - development is considered by case officer as unlikely to happen (May 18).
10-20 Land to rear of Tewkesbury Avenue (16/1333/FP)	7				7	The development is currently under construction (May 18)
4-14 Botley Road, Park Gate (16/0295/FP)	46				46	Site commenced construction in 2017/18 (HCC 2017/18 completions data)
Former Catholic Church of our Lady of Walsingham, Portchester (16/0905/FP)	8				8	Site is under construction and almost complete (HCC 2017/18 completions data).
Land to rear of 94,96,98,100 and 102 Southampton Road (16/1147/FP)	6				6	Site is under construction and understood to almost be complete (May 18).
Land to rear of 405 & 409 Hunts Pond Road (P/16/1251/FP)		10			10	Development is under way (May 18).
Hope Lodge, 84 Fareham Park Road (P/16/1178/FP and/or P/17/1385/FP)		7			7	Site is understood to be under new ownership. Development is under way (May 18).
189-199 West Street, Fareham (P17/0293/PC)	8				8	Commencement of development considered imminent. Nothing to indicate that the site won't be developed in the 5-year period at this stage. (May 18)
132 Highlands Road, Fareham (P/17/0366/FP)		5			5	One discharge of condition application has been submitted, but there remain further outstanding ones. Expected to be developed in 5-year period. (May 18)
Fareham Ambulance Station, Highlands Road (P/17/0213/FP)	10				10	Development commenced in 2017/18 (HCC 2017/18 completions data).
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.

Authority Monitoring Report 2017-2018

							Development commenced in 2017/18 (HCC 2017/18 completions data).
1 Station Industrial Park, Duncan Road, Park Gate (P/17/1219/PC)			15			<b>15</b>	No construction on site - remains offices. Expected to deliver in the 5-year period. (May 18)
10 East Street, Fareham (P/17/1060/FP)				5		<b>5</b>	No construction on site at present but this is a recent permission that is expected to deliver in the 5-year period. (May 18)
Willows End, 312 Old Swanwick Lane (P17/1390/FP)				6		<b>6</b>	Demolition of existing dwelling appears imminent. Details pursuant application recently approved to enable development to commence - expected to deliver in the 5-year period (May 18).
Cranleigh Road, Portchester (Appeal allowed, Reserved Matters Application P/17/1170/RM)	55	65				<b>120</b>	Delivery projections as informed by the site promoter (2017).
Wykeham House School (P/17/0147/FP)		15				<b>15</b>	Development of site has commenced (May 18).
<b>NEW PLANNING PERMISSIONS</b> <b>(5 dwellings+) from 1<sup>st</sup> April 2018 – 31<sup>st</sup> May 2018</b>							
Land east of Brook Lane, Warsash - Taylor Wimpey (P/17/0746/OA)		10	45	30		<b>85</b>	Permission granted by Planning Inspector following planning appeal (APP/A1720/W/17/3177435). To ensure robust inclusion, projections pushed back one year compared with site promoter's submission.
<b>RESOLUTION TO GRANT PLANNING PERMISSION</b> <b>(5 dwellings+) status at 31<sup>st</sup> May 2018</b>							
Land at Brook Lane, Warsash - Foreman Homes (P/17/0845/OA)		40	70	70		<b>180</b>	Resolution to grant outline planning permission at January 2018 Planning Committee for up to 180 dwellings. To ensure robust inclusion projections pushed back one year compared with site promoter's submission.
Land East of Brook Lane, Warsash – Bargate Homes (P/17/0752/OA)		20	40	40	40	<b>140</b>	Resolution to grant outline planning permission at January 2018 Planning Committee for up to 140 dwellings. To ensure robust inclusion projections

Authority Monitoring Report 2017-2018

							pushed back one year compared with site promoter's submission.
Heath Road, Locks Heath – Hampshire County Council (LP2 H11) (P/17/1366/OA)		20	20	30		<b>70</b>	Resolution to grant outline planning permission at February 2018 Planning Committee for up to 70 dwellings.
Land to East of Bye Road (self/custom build) (P/17/1317/OA)		4	3			<b>7</b>	Resolution to grant outline planning permission at March 2018 Planning Committee for up to 7 dwellings (self and custom build).
Land South of Greenaway Lane, Warsash - Land & Partners (P/17/0998/OA)		25	60	60	12	<b>157</b>	Resolution to grant outline planning permission at May 2018 Planning Committee for up to 157 dwellings. To ensure robust inclusion projections pushed back one year compared with site promoter's submission.
Land to south of Rookery Avenue, Swanwick (P/18/0235/FP)		6				<b>6</b>	Resolution to grant full planning permission at May 2018 Planning Committee for up to 6 dwellings
<b>WELBORNE DELIVERY</b>			140	200	250	<b>590</b>	Based on published evidence to support the Draft Local Plan.
<b>LP2 ALLOCATED SITES</b>						<b>0</b>	
Wynton Way, Fareham (LP2 H3)				18		<b>18</b>	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 delivery toward the latter part of 5-year period.
335-337 Gosport Road, Fareham (LP2 H4)			12			<b>12</b>	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 5-year period.
Stubbington Lane, Hill Head (LP2 H12)			12			<b>12</b>	Site is owned by FBC. Ecological survey to take place in 2018 before planning application is finalised. Pre-

Authority Monitoring Report 2017-2018

							app has taken place and a concept design has been agreed in principle. Site is expected to deliver in the 5-year period.
Sea Lane, Hill Head (LP2 H13)			8			8	Site 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 5-year period.
<b>LP2 POLICY COMPLIANT BROWNFIELD SITES</b>						0	
Magistrates Court			40			40	Site owner (HCA) has advised that outline application expected in 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.
Hampshire Rose, Fareham (P/17/0956/FP)		18				18	Current application for the site being determined. The site will be subject to acquisition costs and a business plan before being progressed. Site promoter expects the site to deliver during the 5-year period.
Warsash Maritime Academy				50	50	100	Southampton Solent University (client) is currently preparing a disposal strategy. Delivery pushed back one year following further updates from agent.
<b>WINDFALL ALLOWANCE</b>				37	37	74	As per the rate set out in Council's Windfall Background Paper (2017)
<b>TOTAL PROJECTED HOUSING SUPPLY from 1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2023</b>	412	403	515	546	389	<b>2265</b>	
<b>PROJECTED SUPPLY</b>	<b>2018 /19</b>	<b>2019 /20</b>	<b>2020 /21</b>	<b>2021 /22</b>	<b>2022 /23</b>	<b>Totals</b>	<b>Notes for 5Y Position</b>
<b>OUTSTANDING PLANNING PERMISSIONS</b>	40	30	25			<b>95</b>	Total outstanding small site (1-4 dwellings) permissions at 1 <sup>st</sup> April 2018 with a 10% reduction rate applied to account for likely lapses.

Authority Monitoring Report 2017-2018

(1-4 dwellings) (at 1 <sup>st</sup> April 2018 with 10% discount)							
<b>OUTSTANDING PLANNING PERMISSIONS</b> (5 dwellings+) (at 1 <sup>st</sup> April 2018)							
Cold East Hospital, Cold East Way, Sarisbury Green (03/1867/RM)	2					<b>2</b>	Site under construction and almost complete (HCC 2017/18 completions data).
16 Botley Road, Park Gate (03/1439/FP)	18					<b>18</b>	Development of 11 units commenced in 2017/18 (HCC 2017/18 completions data).
122 Leydene Nursery, Segensworth Road (06/0907/RM)	3					<b>3</b>	Nothing to indicate that the site will not be developed in the 5-year period at this stage.