

The Welborne Plan

Statement on Issues and Questions

Issue 1– The Duty to Co-operate, Legal Requirements and the Relationship between the LP3, LP2, the Core Strategy and other Planning Documents

September 2014

CD-08

1.1 *Has the Duty to Co-operate been complied with?*

- 1.1.1 The Council is satisfied that it has complied with the requirements of the Duty to Co-operate as set by Section 110 of the Localism Act 2011 and set out in paragraphs 178 – 181 of the National Planning Policy Framework (NPPF). An overview of how the Council has met the requirements is stated in paragraph 1.32 of the Welborne Plan ‘LP3’ and in detail in within a Duty to Co-operate Statement of Compliance (SD04) which forms part of the submission evidence to LP3.
- 1.1.2 In particular, the Duty to Co-operate Statement of Compliance (SD04) demonstrates how Fareham Borough Council has engaged with surrounding authorities, particularly Winchester City Council and Hampshire County Council throughout the development of LP3. SDO4 also sets out, in detail, the other consultations which have taken place with those bodies prescribed by the Town & Country Planning (Local Planning) (England) Regulations 2012.
- 1.1.3 The Statement of Compliance (SD04) also demonstrates how the Council has liaised with all Local Authorities within the South Hampshire sub-region through the Council’s membership of the Partnership for Urban South Hampshire (PUSH). Furthermore, a review of the Inspector’s Report for the Havant Borough Local Plan (Allocations) (LD19) indicates that the Authority’s [Havant Borough Council] collaborative working through PUSH, as has similarly been undertaken in the preparation of LP3 by Fareham Borough Council, helped the Authority meet its responsibilities under the Duty to Cooperate.
- 1.1.4 PUSH is a strategic partnership of 12 local authorities formed in 2003 that supports the sustainable economic growth of the sub region, and facilitates the strategic planning functions necessary to support that growth. PUSH is governed by a Joint Committee comprising the Leaders of all the PUSH authorities. An organisational structure of PUSH is provided at Appendix 1A to this participant statement.
- 1.1.5 In January 2013, PUSH prepared a “South Hampshire authorities’ – Duty to Co-operate Statement” (LD18). This document provides evidence of the long history of sub-regional co-operation between the South Hampshire Local Planning Authorities, including the preparation of evidence for the South Hampshire Strategy 2005, which provided the original evidence for the Fareham SDA within the South East Plan.
- 1.1.6 The PUSH Duty to Co-operate Statement (LD18) also explains that the South Hampshire Strategy 2005 was updated by the PUSH Authorities in 2012 for the purpose of guiding the preparation of local plan documents, such as LP3, in each of the PUSH Local Planning Authority areas. The purpose of the update of the Strategy was to address strategic cross-Authority issues such as:
- a. The provision of new housing, employment and major retail floorspace;

- b. The provision of transport and other infrastructure;
 - c. Green infrastructure;
 - d. Arts, culture and tourism; and
 - e. Environmental sustainability.
- 1.1.7 The Inspector’s Report on the Havant Borough Local Plan (Allocations) (LD19) also attaches considerable weight to the use of the PUSH South Hampshire Strategy 2012 as an appropriate basis for Local Plan development targets to be in accordance with the NPPF.
- 1.1.8 In addition to the Council’s involvement as part of PUSH, the Authority has, throughout the preparation of the Welborne Plan, undertaken proactive engagement with adjoining Authorities and statutory bodies. Table A below provides a brief summary of the issues Fareham Borough Council has engaged on with the prescribed Duty to Co-operate bodies.
- 1.1.9 In order to facilitate development of the Welborne Plan and meet the duty to co-operate requirement, the Council has been involved with continuous engagement with a range of key stakeholders outside of the statutory consultation processes. This is set out in Table 6.1 of the Duty to Co-operate Statement of Compliance (SD04) and summarised in Table A below.

Table A

Organisation	Nature of Co-operation
Winchester City Council	<ul style="list-style-type: none"> • Officer & Member membership of Welborne Standing Conference • Engagement on: <ul style="list-style-type: none"> - provision of green infrastructure; - masterplan development and quality place making; - quantum & type of employment provision; - local transport requirements.

<p>Hampshire County Council</p>	<ul style="list-style-type: none"> • Officer & Member membership of Welborne Standing Conference • Officer membership of Welborne Strategic Board • Engagement on: <ul style="list-style-type: none"> - green infrastructure and landscape setting; - education provision (pre-school, primary and secondary); - masterplan development and quality place making; - local highways strategy and provision, in particular M27 J10; - Sustainable Drainage Systems (SuDS); - potential for district energy for Welborne; - employment provision; - mineral safeguarding and waste infrastructure; - library provision; - infrastructure delivery, funding, phasing and viability; and - street design (arboriculture, street lighting, highways adoption).
<p>Environment Agency</p>	<ul style="list-style-type: none"> • Engagement on: <ul style="list-style-type: none"> - flood management and SuDS; - delivery of wastewater solution; - green infrastructure with SuDS; - water efficiency measures; and - protection of water quality.
<p>English Heritage</p>	<ul style="list-style-type: none"> • Engagement on: <ul style="list-style-type: none"> - Listed building and heritage protection.
<p>Natural England</p>	<ul style="list-style-type: none"> • Consultation throughout on the development of the Sustainability Appraisal and the Habitats Regulations Assessment • Engagement on: <ul style="list-style-type: none"> - Green infrastructure strategy; - Suitable Alternative Natural Green Spaces (SANGS) strategy to mitigate recreational impact on Solent Special sites.
<p>Homes and Communities Agency</p>	<ul style="list-style-type: none"> • Membership of Welborne Strategic Board and Standing Conference • Engagement on: <ul style="list-style-type: none"> - masterplan development and quality place making; and - infrastructure delivery, funding, phasing and viability.
<p>Primary Care Trust / Portsmouth Hospitals NHS Trust /</p>	<ul style="list-style-type: none"> • Membership of Welborne Standing Conference • Engagement on provision of primary health infrastructure for Welborne.
<p>Network Rail</p>	<ul style="list-style-type: none"> • Engagement to explore the potential of delivering a rail station at Welborne

Highways Agency	<ul style="list-style-type: none"> • Ongoing engagement on: <ul style="list-style-type: none"> - delivering a strategic transport solution (with Hampshire County Council); - upgrades to M27 J10; and - highways modelling.
Local Enterprise Partnership	<ul style="list-style-type: none"> • Membership of Welborne Strategic Board and Standing Conference • Engagement on: <ul style="list-style-type: none"> - employment provision; - infrastructure funding and provision; - delivery of the scheme; • Furthermore, the Council has submitted a range of bids to the Solent LEP for funding to support the delivery of Welborne.
PUSH	<ul style="list-style-type: none"> • Membership of Welborne Standing Conference

1.1.10 For clarification, the organisations set out in Table A above were all engaged in the statutory consultation processes, as well as the continuous engagement of the duty co-operate. The statutory consultation processes are set out in Section 5 of the Duty to Co-operate Statement (SD04) and the Regulation 22.(1)(c) Consultation Statement (SD05).

1.2 *Have any cross-boundary strategic issues been identified? If so are they clearly identified in LP3?*

1.2.1 The concept of a Strategic Development Area north of Fareham (Welborne) was originally derived from evidence submitted on a sub-regional basis by PUSH to the South East England Regional Assembly (SEERA), which was at the time responsible for producing the South East Plan. The proposal for Welborne was taken forward by SEERA as part of the South Hampshire Sub-Regional Strategy within the South East Plan. Whilst the South East Plan has been cancelled by Government, Welborne remains an important component of the South Hampshire Strategy 2012 (LD06) which was refreshed and endorsed by the PUSH authorities in October 2012.

1.2.2 The South Hampshire Strategy 2012 (LD06) is not part of the Fareham Development Plan (and did not give rise to any change to the housing or employment floorspace targets for Welborne during the period to 2026). However, it guides PUSH authorities in the preparation of their development plans and provides a framework within which cross-boundary issues of strategic significance can be explored and agreed. The strategic issues specifically identified by the South Hampshire Strategy 2012, in relation to Welborne, are employment and housing, both of which are cross-boundary strategic priorities as defined by paragraph 156 of the NPPF.

1.2.3 LP3 has taken both of these strategic issues into account, with paragraphs 5.2 and 5.5 of the Welborne Plan both confirming that the quantum of employment provision for Welborne is based on a level that has cross-boundary agreement and that supporting the economic growth of South

Hampshire is one of the two key principles underpinning the Welborne Employment Strategy. See the Council's response to Question 1.8 below for further detail. Likewise for housing, paragraph 6.2 indicates that the mix of housing provision identified for Welborne is informed by cross-boundary evidence. The overall development capacity of the site (6,000) is below the range (6500-7500) identified in the South Hampshire Strategy 2012, but it was noted in PUSH's representation on the Welborne Plan that the higher figure set by the South Hampshire Strategy 2012 (and the Core Strategy) was aspirational and would be refined during the preparation of the Welborne Plan.

- 1.2.4 Specific joint projects that the Council is involved with surrounding Local Authorities and statutory organisations includes the PUSH Green Infrastructure Strategy (LD02) which sets out aspirations for a range of strategic green infrastructure projects. The high level development principles within Policy WEL2 of LP3 include a reference to the need for Welborne to make positive contribution towards the implementation of this cross-boundary strategy.
- 1.2.5 A further important cross-boundary project is the Solent Disturbance Mitigation Project (SDMP) which is being undertaken by the Solent Recreation Mitigation Partnership, part of the Solent Forum; a partnership of 13 local authorities (of which Fareham is a member), as well as the Environment Agency and Natural England, as well as other interest groups such as the RSPB, the Hampshire & Isle of Wight Wildlife Trust, harbour Authorities, industry, and trade associations.
- 1.2.6 Phase III of the Solent Disturbance Mitigation Project was published in May 2013 and provides a suggested avoidance and mitigation strategy which has been released for endorsement and adoption by the Local Planning Authorities. In response to this, the Welborne Plan takes account of the Solent Recreation Mitigation Partnership's findings in the development of an appropriate mitigation strategy for Welborne to protect the Solent's internationally protected sites. This is identified in paragraphs 8.16 - 8.28 and policy WEL30 of LP3. Work on Phase IV of the SRMP continues to achieve implementation of the strategy and the Council will continue to take account of the findings and advice of the Forum as it works towards the delivery of Welborne.
- 1.2.7 Transport is accepted to be a significant cross-boundary issue for the Welborne Plan. The Council's approach to transport issues is dealt with in the response to Inspector's questions 7.1 to 7.13. However, the Council has worked closely with the relevant authorities (as noted in the transport evidence base), notably with the use of Transport for South Hampshire's Sub-Regional Transport Model (EV39-45, EV50) and the signing of the Junction 10 M27 preferred option note (EV47).
- 1.3 ***Has LP3 been prepared in accordance with:***
- ***the Local Development Scheme***
 - ***the Council's Statement of Community Involvement (SCI)***

- **national legislation and policy in the NPPF**
- **the Sustainable Community Strategy**
- **the public sector equality duty?**

Local Development Scheme

- 1.3.1 LP3 has been prepared in accordance with Fareham Borough Council's Local Development Scheme (LDS) and is referenced in paragraph 1.11 of LP3. The LDS was initially approved in April 2005 and since then it has been necessary to update the document to reflect changing circumstances in the preparation of LP3. The March 2012 version of the LDS (FBC07) has predominantly informed the preparation of LP3, however a new LDS has been published in September 2014 to reflect the current timescales (FBC14).

Statement of Community Involvement

- 1.3.2 Fareham Borough Council has ensured that all consultation undertaken as part of the preparation of LP3 was in compliance with the Borough's adopted Statement of Community Involvement (SCI) (FBC06). This is affirmed by paragraph 1.9 in LP3 and compliance is demonstrated in the Regulation 22.(1)(c) statement.

National Legislation and Policy in the NPPF

- 1.3.3 LP3 has been prepared in accordance with the National Planning Policy Framework (March 2012) as stated in paragraph 1.30 in LP3. However to further demonstrate LP3 compliance with the NPPF, a statement of NPPF compliance has been prepared for LP1, LP2 and LP3 (SD11). In terms of national legislation, development of LP3 has been in strict adherence to both the Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 33A of the Planning and Compulsory Purchase Act 2004.

- 1.3.4 Additionally, the Inspector's report on the Havant Borough Local Plan (Allocations) (LD19) attaches considerable weight to the use of the South Hampshire Strategy 2012 as an appropriate basis for Local Plan development targets to be in conformity with the NPPF. For clarification, the South Hampshire Strategy 2012 was used as a basis for the Welborne Plan.

Sustainable Community Strategy

- 1.3.5 The vision and the priorities identified in Fareham's Sustainable Community Strategy "Your Fareham Your Future" (FBC01) include the development of a new community to the north of Fareham, an increase in the provision of affordable housing and ensuring sufficient land is made available for business growth. These priorities have informed the proposals for Welborne and been taken into account in the production of LP3.

Public Sector Equality Duty

- 1.3.6 In line with its equality duty, Fareham Borough Council (FBC) has, in compiling the Welborne Plan, conducted an Equalities Impact Assessment (FBC15). This assessment was conducted by FBC Officers with oversight

from an FBC Officers Working Group which reviewed and approved the assessment findings. Detailed equalities analysis of the Welborne Plan policies is provided in the Welborne Plan Equalities Impact Assessment.

- 1.4 *Is LP3 based on a sound process of sustainability appraisal and testing of reasonable alternatives, and does it represent the most appropriate strategy in the circumstances? Is there clear evidence demonstrating how and why the preferred strategy for Welborne was selected?***
- 1.4.1 Sustainability Appraisal (SA) has been at the heart of the process of preparing the Welborne Plan. Full details of the process are set out in the Sustainability Report on the Publication Draft Welborne Plan (SA05).
- 1.4.2 The rationale for the selection or preferred options, and rejection of alternatives, is clearly explained in SA05 Table 4.1. Reasons for selection/rejection of a particular option include the findings of evidence studies (of relevance to the topic), the views of key stakeholders (as defined at SA05 para 4.3.2), public consultation, or the findings of SA and Habitats Regulations Assessment (HRA).
- 1.4.3 In some cases an option is neither rejected nor preferred. In these cases the option was either taken forward for further development and testing (sometimes leading to a range of further sub-options, for which reasons for rejection/selection are given in SA05 Table 4.1), or the relevant policy takes a permissive approach to allow for future flexibility in meeting the objectives of the plan.
- 1.5 *Have the requirements of the Habitats Regulations been satisfied? The Appropriate Assessment Report (HRA04) advises that it cannot be concluded that the ecological integrity of the site will not be adversely affected with regard to wastewater treatment and discharge impacts on the Solent Maritime SAC (paragraph 7.2.4). How is this uncertainty reflected in LP3 and how will a satisfactory outcome be achieved?***
- 1.5.1 The provisions of Regulation 102 parts 1 to 3 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) have been met. HRA01, HRA02, HRA03 and HRA04 collectively meet these provisions and describe the process and evolution of the Habitats Regulation Assessment for the Welborne Plan. Furthermore, Natural England has confirmed that it agrees with the conclusions of the Habitats Regulation Assessment (HRA04) and as such, it can be concluded that the remaining provisions of Regulation 102 are met.
- 1.5.2 It is understood that the principal landowners are currently undertaking work to enable the provisions of Regulation 61 to be met. It is anticipated that the applicants will supply sufficient information within any forthcoming planning

application and associated Environmental Impact Assessment to enable the remaining provisions of the Habitats Regulations to be met (for example, those relating to European Protected Species). Moreover, a further Habitats Regulation Appropriate Assessment of the eventual planning application proposal will also be required.

- 1.5.3 Paragraphs 5.6.6-5.6.8 of the Appropriate Assessment Report (HRA04) presents information regarding the capacity of the two possible Wastewater Treatment Works (WTWs) which may receive foul water flows from Welborne. Information indicates that sufficient headroom exists within the existing discharge consent for Peel Common Wastewater Treatment Works, but that new consents would most likely need to be sought for Knowle Sewage Treatment Works if it is selected as the preferred option. Both options would require upgrades; for Peel Common this relates to an upgrade in the capacity of the sewerage conveyancing infrastructure from Welborne to the WTW, whilst for Knowle STW this relates to an upgrade in treatment capacity and new conveyancing infrastructure.
- 1.5.4 Limited additional information was available regarding the feasibility of treatment capacity upgrades to Knowle STW at the time of drafting the Habitats Regulation Assessment and so, despite the Environment Agency's control over discharge consents, the Habitats Regulation Assessment was unable to conclude with certainty that this option would not adversely affect the ecological integrity of SAC/SPA/Ramsar if it was preferred. As a result, the Appropriate Assessment Report (HRA04) (para 6.5.1-6.5.14, 6.9.1-6.9.25, 7.2.4 and 7.2.7) could not conclusively rule out the risk of adverse effects.
- 1.5.5 Since the Appropriate Assessment Report (HRA04) was published, FBC has continued to work with the two water companies to further understand their ability to act as sewerage undertaker for the Welborne development. Southern Water has submitted an up to date Position Statement on the issue (EV58) which confirms, among other things, that: *“Southern Water has assessed the headroom available in the environmental permit at Peel Common WTW taking all likely future development draining to the catchment as a whole into account. We have used adopted and emerging development plan documents to inform our assessment. We have concluded that there is sufficient headroom in the environmental permit at Peel Common WTW to serve the overall level of development, including the new settlement at Welborne. As the incumbent wastewater service provider we have included the settlement in our demand forecast for the WTW.”*
- 1.5.6 This Southern Water position statement would seem to provide adequate certainty that there would not be any adverse effects on Solent Maritime Special Area of Conservation (SAC) or Solent and Southampton Water SPA (Special Protection Area) / Ramsar site if Peel Common WTW is selected as the preferred option for wastewater treatment.
- 1.5.7 Albion Water has also submitted an up to date assessment on the issue (EV59) which states, among other things, that: *“No detailed discussions*

have been held [between Albion Water and the Environment Agency regarding what additional permits or consents would be required] in relation to Knowle STW serving Welborne. However, this option has been mentioned during routine discussions and the value of keeping water in the local river, rather than discharging directly to sea, was recognised as a matter of principle (subject of course to stringent environmental studies on the receiving water quality, its biodiversity and hydrological characteristics)."

- 1.5.8 The Albion Water statement does not provide certainty that there would not be any adverse effects on Solent Maritime SAC or Solent and Southampton Water SPA/Ramsar if Knowle STW is selected as the preferred option for wastewater treatment, but this could be a viable alternative to the Southern Water Peel Common WTW solution. Further clarification on the current position of the Environment Agency with regards to both waste water proposals is provided within the Position Statement on Waste Water (CD-20).
- 1.5.9 As such, the information from Southern Water indicates that a waste water solution for Welborne can be provided within the limits of their current discharge consent at Peel Common WTW, as such providing certainty that a satisfactory outcome, with regards to the Solent Maritime SAC can be achieved through the use of this option. Furthermore, although the current position of Albion Water with regards to the anticipated levels of future discharge that they may require, and how this relates to their current consent is far more uncertain, this option should not at this stage be ruled out.
- 1.5.10 Due to the current level of uncertainty with both approaches, policy WEL37 of LP3 allows for a suitably flexible approach to be taken, allowing either option to come forward providing that proposals for wastewater conveyance and treatment to meet "*the required environmental standards*". This will need to be demonstrated by any developer through the planning process.

1.6 *Is the relationship between LP3, the submission LP2 and the adopted Core Strategy sufficiently clear and consistent?*

- 1.6.1 The relationship between the Welborne Plan 'LP3', the submission Development Sites and Policies Plan 'LP2' and the adopted Core Strategy 'LP1' is set out within paragraphs 1.12 to 1.22 of LP3. This includes a short description of the purpose of both LP2 and the adopted Core Strategy in paragraph 1.13. In the case of the former, clarification is provided (and reiterated in paragraph 1.22) that policies within LP2 will only apply outside of Welborne. This point is consistent with paragraph 1.3 and Figure 2 of the submission LP2.
- 1.6.2 Paragraphs 1.15 and 1.17–1.21 of LP3 focus on the relationship between the Core Strategy and LP3, and clarify that whilst the Core Strategy establishes the principle of development and overarching policy for Welborne, the site allocation, boundaries and detailed policy framework

have been left to LP3. The need for LP3 to be consistent with the established approach in Policy CS13 of the Core Strategy is also stated. However, paragraph 1.21 clarifies that the vision for Welborne and the high level development principles set out in Policy CS13 have been reviewed with resulting changes reflected in Chapter 2 of LP3.

1.6.3 In paragraph 1.16, clarification is provided that the Core Strategy and LP3 will be the relevant parts of the Fareham Local Plan for determining planning applications for initial development at Welborne. The second half of this paragraph and paragraph 1.22 cover the Council's opportunity to produce development management policies for Welborne, as part of an early review of the Fareham Local Plan. These policies would apply to planning applications within parts of Welborne where initial development is already complete, for example, householder extensions or changes of use.

1.7 *The draft Welborne Design SPD has been prepared and there are a number of references to it (and to other SPDs) in the policies of LP3. However, these SPDs will have less weight than LP3 when adopted because they have not been through the same statutory process. Would it be more appropriate for any specific references to 'non-statutory' SPDs to be made within the supporting text rather than within a 'statutory' policy'?*

1.7.1 The purpose of Supplementary Planning Documents (SPDs) is set out in the Glossary to the NPPF. Their role is to add further detail to the policies in the Local Plan. While they are capable of being a material consideration, they are not part of the development plan.

1.7.2 Three policies in the Plan specifically refer to draft SPDs. The draft Welborne Design Guidance SPD (EV49) is referred to in policy WEL 6 and WEL21, the draft Welborne Planning Obligations and Affordable Housing SPD (EV36) in policies WEL 18 and WEL 41 and the emerging Non-Residential Car and Cycle Parking SPD is referred to in policy WEL9 and WEL10.

1.7.3 The references are a statement of intent to produce a SPD and not a policy requirement. However the Welborne Design Guidance SPD is equally relevant to the implementation of policy WEL4, but there is no mention of the SPD in the text. Overall, the Council considers that for consistency it is appropriate for non-statutory guidance to be referred to in the supporting text of the Plan and not in Policies, and as such will be proposing modifications accordingly.

1.7.4 For the Welborne Design Guidance SPD, the Council considers that the current wording of Policy WEL6 and its reference to the SPD to be superfluous as it is adequately covered in the supporting text, but that reference to the SPD should be added to the supporting text to Policy WEL4 and as such minor modifications are proposed to address this as follows:

Delete the final paragraph of policy WEL 6: ~~“In order to assist the process of comprehensive masterplanning and preparing the strategic design codes the Council will prepare the Welborne Design Guidance SPD, setting out those principles which should be further explored and incorporated into the above documents”.~~

Add after the final sentence of paragraph 3.47: “In order to give sufficient guidance on what is required from the Structuring Plan, Comprehensive Masterplanning process and the Strategic Design Guides, the Council has prepared the draft Welborne Design Guidance SPD, which sets out those principles which should be further explored and incorporated into the relevant documents”.

- 1.7.5 With regards to the reference to the Welborne Design Guidance in policy WEL21, the following minor modifications are proposed to the 3rd paragraph to address this issue:

Custom-builders taking up plots at Welborne shall ensure that their proposals comply with relevant policies within the Fareham Development Plan and are consistent with the Welborne Design Guidance SPD and any relevant and approved strategic design codes.

And add a new paragraph after existing paragraph 6.50:

“All custom build proposals for plots at Welborne should be consistent with the Welborne Design Guidance SPD.”

- 1.7.6 Regarding the reference to the Welborne Planning Obligations and Affordable Housing SPD in policy WEL18 and policy WEL41, minor modifications are proposed to both policies, the wording of which is presented in the Council’s statements on Issue 10 and Issue 11 respectively.
- 1.7.7 Regarding the Non-Residential Car and Cycle Parking SPD, the following minor modifications are proposed to address this issue:

Amend item iii in WEL9 as follows:

iii. Provide sufficient parking to cater for the needs of the employment development in accordance with the Non-Residential Car and Cycle Parking SPD;⁶⁹

And add a new sentence to the end of existing paragraph 5.24:

“All car and cycle parking in employment areas should be provided in accordance with the Non-Residential Car and Cycle Parking SPD.”

- 1.7.8 Amend 5th paragraph in WEL10 as follows:

The District Centre shall be well connected to the employment areas, to the central park and to Welborne's residential areas through attractive and direct walking and cycle routes which make use of the green corridor network where possible. Bus stops shall be provided at the District Centre for local services and for the BRT. These bus stops shall be located in a highly visible and accessible position within the District Centre. Adequate parking for each use will need to be provided, ~~in accordance with the Borough's Residential Car and Cycling Parking Standards SPD and the Non-residential Car and Cycle Parking Standards SPD.~~

- 1.7.9 Reference to the Non-Residential Car and Cycle Parking SPD is already made in the supporting text in paragraph 5.37.
- 1.7.10 It is the intention of the Council to revise and subsequently adopt the draft Welborne Design Guidance SPD and the draft Welborne Planning Obligations and Affordable Housing SPD alongside the Welborne Plan, if it is found sound.
- 1.7.11 The emerging Non-Residential Car and Cycle Parking SPD will cover the whole of the Borough and will not be specific to Welborne. Prior to the adoption of this SPD, applicants should make reference to adopted Residential Car and Cycle Parking SPD (EV62) and the Welborne Parking Strategy (EV48).
- 1.8 *What is the status of the South Hampshire Strategy and how much weight should be attached to its contents? Does LP3 reflect the aspirations for the wider South Hampshire area?***
- 1.8.1 The relevance of the South Hampshire Strategy is summarised in paragraph 1.27 of LP3. That paragraph clarifies that the South Hampshire Strategy is not part of the Fareham Development Plan, but does provide a framework within which cross-boundary issues of a strategic nature can be explored and agreed. This is consistent with the foreword of the South Hampshire Strategy 2012 (LD06), which states that it is not a statutory plan, but provides a framework to inform and support the preparation of statutory Local Plans. The same paragraph within the foreword states that the joint preparation of the Strategy by PUSH Authorities largely fulfils the duty to cooperate on planning issues. A view supported in the Inspector's report on the Havant Borough Local Plan (Allocations).
- 1.8.2 A subsequent paragraph of the foreword to the South Hampshire Strategy 2012 clarifies that, following the joint process of preparation by PUSH Authorities; the Strategy was formally adopted by the PUSH Joint Committee. This, it is suggested, gives the South Hampshire Strategy status as a jointly agreed Strategy of that envisaged by the NPPF (Paragraph 181).
- 1.8.3 South Hampshire Local Authorities, including Fareham, place considerable

importance on partnership working under the auspices of PUSH. Reflecting this, the Council considers that the South Hampshire Strategy 2012 does have some weight in the preparation of Fareham's Local Plan, including LP3.

- 1.8.4 The Council has always taken an active role in helping to prepare the South Hampshire Strategy, at each stage and iteration, including the 2012 revision. Subsequently, the agreed strategy has informed the policies within all of its Local Plan documents. In relation to Welborne, an example of a South Hampshire Strategy policy that has informed LP3 is the particular emphasis within Policy 3 of the South Hampshire Strategy on the need to secure quality public transport links to Fareham and Portsmouth. This has informed the Council's commitment to delivering the Bus Rapid Transit (BRT) link from Welborne to Fareham, Gosport and Portsmouth as set out in Policy WEL26 of LP3.
- 1.8.5 The weight afforded to the South Hampshire Strategy is more limited in areas where other evidence clearly indicates that alternative approaches maybe more appropriate. For example, Policy 11 of the South Hampshire Strategy sought the provision for 5,400 homes by 2026. However, based on the Council's evidence of likely build-out rates at Welborne (EV12), which was completed after the South Hampshire Strategy 2012, this level of build-out was not considered to be achievable within 10 years. Therefore, the anticipated rate of housing delivery was reduced accordingly, as set out in Table 10.1 of LP3.
- 1.8.6 The aspirations of the wider South Hampshire area are set out both within the South Hampshire Strategy 2012 and also within the Solent Local Enterprise Partnership's Strategic Economic Plan (LD15). The former sets out a vision within paragraph 1.2 and a 'Strategic Ambition' in the following paragraph. Taken together, these emphasise the need to strengthen and rebuild the South Hampshire economy, in part through the creation of quality places, and through improvements in the quality of life for those living and working in the area in order to prove attractive to the new workers that will be required. The ambition to create the conditions, which will attract business investment and offer places where people want to live, supports the overall goal of economic recovery and growth.
- 1.8.7 The vision set out within section 2.1 of the Strategic Economic Plan shares some of the aspirations of the South Hampshire Strategy, such as the need to attract new private investments and the need to provide new homes to support a growing workforce. In addition, the Strategic Economic Plan lists a range of objectives, such as the need to support small and medium sized businesses and an emphasis on 'innovation-led growth' supporting businesses to engage in knowledge transfer and innovation.
- 1.8.8 Many of the aspirations set out within the two documents are reflected within LP3. For example, paragraph 5.2 of the plan clarifies that supporting the economic growth of South Hampshire is one of the two key principles underpinning the Welborne Employment Strategy. This includes providing

for a range of good quality employment development and using the advantages of Welborne's location, adjacent to the motorway and with good access to all parts of South Hampshire, to provide attractive investment opportunities for different business sectors.

- 1.8.9 Paragraphs 5.19 to 5.23 in LP3 set out how the development of Welborne will be expected to foster an employment offer that reflects the aspirations and requirements of South Hampshire, including targeting priority business sectors and providing support for entrepreneurs and small to medium-sized businesses, for example, through encouraging the establishment of a business incubation centre in Policy WEL9. This further underpins the Council's response to Q1.2.
- 1.8.10 The intention to deliver approximately 6,000 new homes at Welborne clearly reflects the wider South Hampshire aspiration to ensure that the provision of additional housing can support the growth in the sub-regional economy. This aspiration is referred to in paragraph 6.4, paragraph 6.10 (and in WEL17) of LP3.
- 1.8.11 The wider South Hampshire aspiration for the creation of high quality places, which will be attractive for people to live in, is also well reflected in the parts of LP3. This is particularly the case in those parts of LP3 that promote Welborne to be developed as a high quality and well-designed 'garden community' development, incorporating good access to open space and natural greenspace. These aspects are important and are reflected in the vision for Welborne (paragraphs 2.5 to 2.10) and in Objective 2 (Paragraph 2.11) and also in the high level development principles within Policy WEL2 (see, in particular, 1st, 3rd, 4th, 8th and 11th bullet points). The detailed policies promoting the achievement of these aspects can be found in Chapters 4 and 8 of LP3 in particular.

Appendix 1A
(Reference from paragraph 1.1.4)

