

# Fareham Local Plan – Shaping Fareham’s Future

## Fareham Local Plan Self assessment checklist for conformity with National Planning Policy Framework (NPPF)

July 2014

## **Introduction**

This document assesses Fareham Borough's existing and emerging Local Plan policies in order to determine the degree to which they are compliant with the National Planning Policy Framework (NPPF).

The checklist was produced by the Planning Advisory Service (PAS) in order to help Local Planning Authorities get up-to-date plans in place. The Borough Council has used the checklist for the following reasons:

- Assess adopted and emerging Local Plan policies against national policy set in the NPPF
- Identify policy gaps between the Local Plan and the NPPF
- Understand the risks and start to plan to manage these risks

The documents assesses the Local Plan Part 1: Core Strategy (CS) which was adopted in August 2011, as well as the Local Plan Part 2: Development Sites & Policies Plan (DSP Plan) and the Local Plan Part 3: Welborne Plan which were submitted to the Planning Inspectorate in June 2014.

The document concludes that there are no significant conflicts between the Fareham Local Plan and the NPPF.

1A: Achieving Sustainable Development

The presumption in favour of sustainable development and core planning principles (para 6-17)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p><i>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (Paragraph 15).</i></p>	<p><i>Does the plan positively seek opportunities to meet the development needs of the area?</i></p>	<p>The golden thread of the NPPF is sustainable development, of which there are 3 dimensions: economic, social and environmental. The Council's Core Strategy plans positively for growth by adopting a positive approach to enabling appropriate development in appropriate places.</p> <p><u>CS</u></p> <p>The CS puts forward a development strategy (Policy CS6) that positively plans for growth by adopting a positive approach to enabling appropriate development in appropriate places.</p> <p>The CS clearly sets out development requirements for employment (CS1), housing (CS2) and an approach to maintain vitality and viability of Centres (CS3). It also identifies a Strategic Development Area (CS13) and two strategic allocations (CS10 and CS12). In relation to environmental considerations, in particular Policies CS4 and CS21 seek to protect, enhance and create environmental assets within the Borough.</p> <p><u>DSP Plan</u></p> <p>The DSP Plan (DSP1) seeks to facilitate sustainable development by inserting a model policy on this subject, as published by PINS. Furthermore, the DSP Plan identifies the specific sites necessary to meet the development requirements set out in the CS.</p> <p><u>Welborne Plan</u></p> <p>The Welborne Plan also seeks to facilitate sustainable development by inserting a model policy, as published by PINS, WEL1. Overall, the</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy.</p>

		<p>Welborne Plan expands upon the requirements set out in CS13 of the CS, with updated high level development principles in WEL2.</p>	
	<p><i>Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in paragraph 14)?</i></p>	<p><u>CS</u></p> <p>The CS includes a flexible Development Strategy Policy (CS6) which allows the Council to react to rapid change. The need for the Core Strategy to be flexible and able to react to change was a key consideration when the plan was drafted and was an issue that was given particular scrutiny by the Inspector at the Examination.</p> <p>Flexibility is also provided in a number of other policies (CS18 and CS19) which are linked to viability, to ensure the policies do not place an insurmountable financial barrier to development proposals.</p> <p>The Core Strategy was prepared to conform to the evidence underpinning the South East Plan (SEP) (as opposed to the NPPF). This evidence, the South Hampshire Strategy (SHS) and supporting information, was submitted to SEERA by the authorities of PUSH and formed the basis for the sub-regional policy proposal for South Hampshire. Working with PUSH, the preparation of the SHS helped to ensure that the levels of growth allocated to Fareham were appropriate given local constraints and sub-regional considerations.</p> <p><u>DSP Plan</u></p> <p>The DSP Plan seeks to meet the development requirements established in the Core Strategy. However, since the adoption of the CS the South Hampshire Strategy (SHS2) has been reviewed and includes new development targets. Whilst this is not a statutory document, and does not alter Fareham's housing delivery target, as set out within the Core Strategy, the Council has, through the DSP Plan, identified sufficient sites to meet and surpass the increased level of development encouraged in SHS2.</p> <p>A Strategic Housing Market Assessment has recently been completed for the sub-region. However, the housing figures presented in the SHMA do not take account of characteristics and the development strategy to be pursued across the South Hampshire sub-region. The housing</p>	<p>Not fully compliant with the NPPF.</p> <p>CS was adopted prior to the NPPF. As such, the housing requirement for the Borough, as set out in the Core Strategy, is not based on objective assessment of need.</p> <p>The policies, however, contained in CS provide a degree of flexibility that will allow the plan to accommodate a degree of change – for example increased growth projections as economic circumstances improve.</p> <p>The DSP and Welborne Plans will serve to complete the Local Plan. It is premature to take account of the SHMA figures in the Local Plan, without the additional work through the South Hampshire Strategy Review.</p> <p>The Council has committed to an early review of the Local Plan in its entirety, in line with the review of the South Hampshire Strategy,</p>

		<p><i>requirement</i> for Fareham has therefore not yet been established. The district housing requirement for Fareham will be determined through the forthcoming review of the South Hampshire Strategy. The Council is taking an active role in the South Hampshire Strategy review, consistent with the Duty to Cooperate. To be advancing a new housing target in a DPD, based on the SHMA, would be premature, not sufficiently evidenced, and would undermine the successful joint working of PUSH.</p> <p>The DSP Plan can accommodate the employment figures in the SHS2, which also reflects more up to date assessment of the Borough's employment needs. However the overall employment targets remain those in the adopted Core Strategy.</p> <p>Flexibility is also provided for in DSP17 (Existing Employment Sites &amp; Areas) where the change of use between different uses which contribute towards economic development are allowed, subject to similar job numbers being provided. Flexibility also exists in DSP21, DSP22, DSP24 and DSP34 (Retail Policies) where they allow for flexibility between different "main town centre" uses in existing retail areas.</p> <p><u>Welborne Plan</u></p> <p>The Welborne Plan has flexibility throughout, by not being overly prescriptive on a number of aspects. The Plan acknowledges that for certain issues there are multiple solutions that can deliver an appropriate outcome. The in-built flexibility in the Plan allows the developers to bring forward the most suitable solution to meet the framework set out in the Plan. Key areas of flexibility include, the mix of employment on the site, the mix of uses in the District and Local Centres, location of education facilities, mix of residential units and the location of Green Infrastructure. It is not possible to assess the degree to which Welborne is helping the Local Plan to meet Objectively Assessed Housing Needs as it is, at least in part, a sub-regional housing delivery site. The work to apportion how much of Fareham's Objectively Assessed Housing Needs Welborne will meet will be completed as part of the revised SHS.</p>	<p>which may trigger changes to CS, DSP and/or Welborne Plan. .</p>
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	<p><i>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A <a href="#">model policy</a> is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</i></p>	<p>DSP Plan includes a specific Policy (DSP1: Sustainable Development) which is a repeat of the model policy and reflects the wording in the NPPF.</p> <p>Welborne Plan includes a specific Policy (WEL1: Sustainable Development) which is a repeat of the model policy and reflects the wording in the NPPF.</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>
<p><i>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (Paragraph 17)</i></p>	<p><i>Principle 1:</i></p> <p><i>Be genuinely plan-led, empowering local peoples to shape their surroundings</i></p>	<p><u>Be Genuinely Plan Led</u></p> <p>The Core Strategy seeks to provide a genuinely plan-led framework for Fareham that will guide development, growth and investment in the Borough for the period to 2026. It was advanced in partnership with key stakeholders and in discussion and agreement with neighbouring authorities.</p> <p><u>Empowering Local People to Shape Their Surroundings</u></p> <p>Each of the Local Plan documents has been through extensive community consultation in accordance with Fareham's Statement of Community Involvement (SCI). The Local Development Scheme sets out the stages of production for the Local Plans where opportunity was offered to stakeholders to comment on planning policy proposals.</p> <p><u>Be Based on Joint Working and Co-operation to Address Larger than Local Issues.</u></p> <p>The Council continues to work as part of the Partnership for Urban South Hampshire (PUSH) on a wide variety of issues. Fareham has contributed towards the PUSH South Hampshire Strategies, which set district targets for housing and employment, in conjunction with the other Local Authorities in the sub-region. The Council will continue to work with PUSH as the revised South Hampshire Strategy is produced, which will consider the objectively assessed needs in the area.</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>

		<p>The Council has consulted with Hampshire County Council (HCC), the higher tier authority, at all stages of the plan-making process for all three parts of the Local Plan. The Council continues to maintain an open dialogue with HCC on issues such as health, education, highways improvement and adult service provision. A number of evidence base and guidance documents have also been commissioned at the County (i.e. Gypsy and Traveler Accommodation Assessment) or South Hampshire sub-region scale (i.e. Strategic Flood Risk Assessment, Green Infrastructure Strategy etc...).</p> <p>Although the establishment of the Solent Local Economic Partnership (LEP), post-dated the initial stages of production of the DSP and CS Plan. The Council has consulted this body on the Proposed Draft and Publication stages of the DSP Plan.</p> <p>Alongside engagement with the public bodies and public, the Council has been proactive in engaging utility/infrastructure providers to ensure that the Plans being progressed are deliverable from an infrastructure perspective. A list of consultees is provided in the consultation statements supporting the Submission Version of all the Local Plan documents.</p>	
	<p><i>Principle 2:</i></p> <p><i>Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;</i></p>	<p>The CS splits the Borough's into settlement areas, ensuring that each of the areas of the Borough is considered individually, to consider the nature of the place.</p> <p>The DSP Plan and the Welborne Plan are split by theme (similar to format of the NPPF) to ensure that existing settlements and planned development consider the social, economic, environmental dimensions of growth and infrastructure collectively, in line with principals set out in the NPPF.</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>
	<p><i>Principle 3:</i></p> <p><i>Proactively drive and support sustainable economic development to deliver</i></p>	<p><u>CS</u></p> <p>The CS includes the following policies which proactively support development:</p> <ul style="list-style-type: none"> <li>• CS1 Employment Provision</li> <li>• CS2 Housing Provision</li> </ul>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>

	<p><i>homes, jobs and infrastructure and thriving local places that the country needs.</i></p>	<ul style="list-style-type: none"> <li>• CS3 Vitality and Viability of Centres</li> <li>• CS5 Transport Strategy and Infrastructure</li> <li>• CS6 The Development Strategy</li> <li>• CS7 Development in Fareham</li> <li>• CS8 Fareham Town Centre</li> <li>• CS9 Development in the Western Wards and Whiteley</li> <li>• CS10-CS14 Key development locations</li> <li>• CS20 Infrastructure and Development contributions</li> <li>• CS18 Affordable Housing</li> <li>• CS19 Gypsy, Travellers and Travelling Showpeople</li> </ul> <p>Policy CS20: Infrastructure and Developer Contributions directly addressed infrastructure funding mechanisms (this will be supported by the Planning Obligations and Affordable Housing Document ((excluding Welborne)), which is due to be published in early 2015). The IDP sets out the Council’s expected infrastructure requirements to deliver the Local Plan.</p> <p><u>DSP Plan</u></p> <p>The DSP Plan includes the following policies which proactively support development:</p> <ul style="list-style-type: none"> <li>• DSP1 Sustainable Development</li> <li>• DSP12 Public Open Space Allocations</li> <li>• DSP17-19 Employment Policies</li> <li>• DSP20-32 Town Centre Policies</li> <li>• DSP 33 Fareham College</li> <li>• DSP34-39 Other Retail Policies</li> <li>• DSP40 Housing Allocations</li> <li>• DSP42 New housing for Older People</li> <li>• DSP47 Gypsies, Travellers and Travelling Showpeople</li> <li>• DSP48-50 Transport Policies</li> <li>• DSP52 Community Facilities</li> <li>• DSP53 Sports Provision</li> </ul> <p>Chapter 7 of the DSP Plan includes a list of Site Development Briefs which aim to support the development of the allocations in the Plan. They set out key planning issues and potential capacity.</p>	
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	<p><i>Principle 3:</i></p> <p><i>Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.</i></p>	<p>The CS was adopted prior to the NPPF and establishes housing targets that are not based on objectively assessed needs. The DSP Plan and Welborne Plan provide mechanisms to meet the targets set out within the Core Strategy and thereby complete Fareham's Local Plan.</p> <p>Whilst an initial assessment of objectively assessed needs for the Borough has been considered through the SHMA these do not produce housing requirements for the Borough. The most appropriate method of using the SHMA evidence to produce housing requirements is through the review of the PUSH South Hampshire Strategy, which will ensure the Council meets its duty to cooperate, followed by a full review of Fareham's Local Plan. To be advancing a housing target in a DPD based on the SHMA would be premature, not sufficiently evidenced, and would undermine the successful joint working of PUSH.</p> <p>Additional work has been undertaken to understand the employment and retail needs of the Borough and these have been taken into account in the DSP Plan and Welborne Plan.</p>	<p>Local Plan has not been prepared with reference to an objective assessment of housing need.</p> <p>The Local Plan policies will be reviewed following completion of the SHS, which will draw upon the SHMA 2014 and other relevant up-to-date evidence. This will provide Fareham will an understanding of the objectively assessed needs for the Borough.</p>
	<p><i>Principle 3:</i></p> <p><i>Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their</i></p>	<p>The DSP Plan has been produced with viability and marketability considered throughout. The housing sites put forward to meet the needs of the area (as defined in the Core Strategy) have been subject to an independent viability assessment which took into account land prices and values of the Borough. Landowners and developers were consulted throughout the development of the Plan to ensure the suitability and availability of sites was appropriately considered.</p> <p>For the Welborne Plan, several stages of viability assessment was undertaken to support the level of development being proposed within the plan. This considered issues such as land values and housing affordability and has included extensive and on-going engagement with the site's principal landowners. The Welborne Plan is also supported by a bespoke</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy.</p>

	<p><i>area, taking account of the needs of the residential and business communities</i></p>	<p>Housing Market Assessment and by a Housing Build-out Rates Study. Both of these took account of market signals and provided evidence to enable the Council to develop the approach, including the overall number of homes and the anticipated pace of development,</p> <p>The Council has undertaken additional employment evidence for both the DSP Plan and Welborne Plan to understand the predicted growth of certain sectors, taking account of market signals, and what this means for spatial planning. This evidence is reflected in the relevant policies within both Plans.</p>	
	<p><i>Principle 4:</i></p> <p><i>Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</i></p>	<p><u>CS</u></p> <p>The CS includes Policy CS17 High Quality Design which ensures all development should be of high quality of design.</p> <p><u>DSP Plan</u></p> <p>The DSP Plan includes Policy DSP2 Design which provides a policy 'hook' for more detail in the upcoming Design SPD. The DSP Plan also includes a specific policy on limiting environmental impact of development (DSP3) and protection amenity (DSP4).</p> <p><u>Welborne Plan</u></p> <p>The Welborne Plan includes Policies WEL6 General Design Principles and WEL7 Strategic Design Codes which set out broad design principles whilst also providing a policy 'hook' for the upcoming Welborne Design SPD.</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>
	<p><i>Principle 5:</i></p> <p><i>Take account of the different roles and character of different areas, promoting the vitality of our urban areas, protecting Green belts around them, recognising the</i></p>	<p><u>CS</u></p> <p>The CS is split into the Borough's settlements ensuring that each of the areas of the Borough is considered individually to consider the nature of the place. It also includes Policy CS22 which seeks to prevent coalescence by establishing Strategic Gaps between settlements.</p> <p>Policy CS6 of the Core Strategy advocates urban containment, seeking to, focus development within urban area and increase their vitality, whilst also protect undeveloped land outside of the defined urban settlement</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>

	<p><i>intrinsic character and beauty of the countryside and support thriving rural communities within it.</i></p>	<p>boundaries (including countryside areas) from unsuitable development.</p> <p>Policy CS3 seeks to strengthen the vitality and viability of Fareham Town Centre, district centres, and local centres. The Core Strategy Policy CS8 identifies Fareham Town Centre as a strategic development location and seeks to encourage its regeneration.</p> <p><u>DSP Plan</u></p> <p>Policies DSP7 to DSP10 establish the types of development which will be acceptable in areas outside settlements. These policies seek to strike an appropriate balance between protecting areas outside the defined urban settlement boundaries, whilst supporting the rural communities.</p> <p>Policies DSP20 to 33 build upon CS8 providing detail on the regeneration proposals for Fareham Town Centre. Policies are also proposed to enhance and regenerate Portchester and Locks Heath District Centre.</p> <p><u>Welborne Plan</u></p> <p>The Welborne Plan includes Policy WEL5 Maintaining Settlement Separation which seeks to preserve the identity of neighbouring settlements. Work for the Welborne Plan was based on a clear understanding of the distinctive characteristics of the areas that make up the site. These characteristics, which are drawn from the important variations in landscape across and adjacent to the site, are reflected in the definition of four 'character areas' that are described in Chapter 4 and which provide a starting point for the guidance within the plan on detailed masterplanning and design.</p>	
	<p><i>Principle 6:</i></p> <p><i>Support the transition to a low carbon future in a changing climate, taking account of the floodrisk and coastal change, and encouraging the reuse of existing resources,</i></p>	<p><u>CS</u></p> <p>The CS includes policies CS15 Sustainable Development and Climate Change and CS16 Natural Resources and Renewable Energy which seek to ensure the sustainability of new development and the protection of natural resources.</p> <p><u>DSP Plan</u></p> <p>The DSP Plan includes policy DSP56 Renewable Energy which highlights</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>

	<p><i>including conversion of existing building, and encouraging the use of renewable resources (for example, by the development of renewable energy)</i></p>	<p>the area of the Borough's which is least likely to be negatively impacted by the installation of wind and solar energy.</p> <p>Drawing on work undertaken by the Eastern Solent Coastal Partnership, the DSP Plan proposes Coastal Change Management Areas (CCMAs) in Policy DSP16 which seeks to limit development over the long-term in areas deemed susceptible to coastal erosion.</p> <p>The DSP Plan puts forward allocations. The selection process for these allocation has had due regard to the PUSH Strategic Flood Risk Assessment to ensure that development is directed away from areas at risk of flooding.</p> <p><u>Welborne Plan</u></p> <p>These issues are at the heart of the Welborne Plan, with the vision for the new community and the fourth objective emphasising the need to embed sustainability in every aspect of Welborne. This is taken further within the high level development principles (WEL2). Greater detail is provided within Policies WEL36 Energy and WEL37 Water Efficiency, Supply and Disposal, which seek to optimize energy efficiency and protect water as a natural resource. Policies WEL38 Water Quality and Aquifer Protection and WEL40 Flooding and Sustainable Drainage Systems ensure that water quality in the area is protected and that the development will not give rise to an increase in the risk from flooding.</p>	
	<p><i>Principle 7:</i></p> <p><i>Contribute to conserving and enhancing the natural environment and reducing pollution.</i></p>	<p><u>CS</u></p> <p>The following CS policies seek to conserve and enhance the natural environment:</p> <p>CS4: Green Infrastructure, Biodiversity and Geological  CS6: The Development Strategy  CS15: Sustainable Development and Climate Change.  CS16: Natural Environment  CS17: High Quality Design  CS21: Protection and Provision of Open Space  CS22: Strategic Gaps</p> <p>Policy CS5: Transport Strategy and Infrastructure, CS15: Sustainable Development and Climate Change (together with the potential projects put</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>

		<p>forward in the GI Strategy) propose a number of sustainable transport policies and support higher densities in areas with high accessibility to public transport. Both policies aim at reducing reliance on the private car and reduce pollution. Furthermore, Policies CS4, CS8, CS12, CS13 all reference the need to ensure that air quality issues are not exacerbated as a result of development.</p> <p><u>DSP Plan</u></p> <p>The following policies seek to provide additional open space and to protect important ecological features across the Borough:</p> <p>DSP12: Open Space          DSP13: Nature Conservation          DSP14: Supporting Sites for Brent Geese and Waders          DSP15: Recreational Disturbance on the Solent Special Protection Areas.</p> <p><u>Welborne Plan</u></p> <p>The Welborne Plan includes policies WEL29, WEL30 and WEL31 which particularly deal with the provision of green infrastructure, avoiding and mitigating the impact on Internationally Protected Sites and Conserving and Enhancing Biodiversity.</p>	
	<p><i>Principle 7:</i></p> <p><i>Allocation of land for development should prefer land of lesser environmental value where consistent with other policies in this Framework.</i></p>	<p>The process of selecting allocation sites to meet the development requirements set out in the CS have been selected based on a rigorous assessment of the potential impact on the environment. The selection process has also had regard to the development strategy set out in CS Policy CS6 which has resulted in development being focused on previously developed land within the defined urban settlement boundaries. Those sites deemed to have an effect on the natural environment, including biodiversity interest have not been allocated in the DSP.</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>
	<p><i>Principle 8:</i></p> <p><i>Encourage the effective use of land by reusing land that has been previously developed (brownfield)</i></p>	<p><u>CS</u></p> <p>Strategic Objective SO2 seeks to promote the efficient re-use of land and buildings in accordance with the principles of high quality and sustainable design.</p> <p>Policy CS6 of the Core Strategy prioritises the reuse of previously</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>

	<p><i>land), providing that it is not of high environmental value.</i></p>	<p>developed land. The policy also advocates urban containment, seeking to protect undeveloped land outside of the defined urban settlement boundaries.</p> <p><u>DSP Plan</u></p> <p>In line with Policy CS6, the DSP Plan allocates land for development; a significant number of the allocation sites have been proposed on, or include some, previously developed land.</p>	
	<p><i>Principle 9:</i></p> <p><i>Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, floodrisk, mitigation, carbon storage or food production)</i></p>	<p><u>CS</u></p> <p>The following CS policies encourage a mix of use to encourage, vibrancy and diversity of uses in appropriate areas:  CS3: Vitality and Viability of Centres  CS8: Fareham Town Centre Strategic Development Location  CS18: High Quality Design</p> <p><u>DSP Plan</u></p> <p>The following DSP policies encourage a mix of use to encourage, vibrancy and diversity of uses in appropriate areas.  DSP25: Making the Most Effective Use of Upper Floors  DSP24: Mix of Uses in Fareham High Street</p> <p>The following policies (which are supported by development briefs) relating site within the Fareham Town Centre Strategic Development Location advocate a mixed use approach to development:</p> <p>DSP26: Civic Area  DSP27: Market Quay  DSP28: Fareham Shopping Centre Upper Floors  DSP30: Fareham Station East  DSP31: Russell Place  DSP32: Corner of Trinity Street &amp; Osborne Road</p> <p><u>Welborne Plan</u></p> <p>Welborne is expected to become a sustainable new community. This will include the provision of a wide range of uses necessary to sustain a new</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>

		<p>residential population.</p> <p>The Welborne Plan also includes Policy WEL10 The District Centre which is aimed at providing mixed use development at the heart of the new community.</p>	
	<p><i>Principle 10:</i></p> <p><i>Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</i></p>	<p><u>CS</u></p> <p>SO11 seeks to protect and enhance historic environment. This objective is transposed into local planning policy through: CS12: Daedalus Airfield Strategic Development Allocation; CS17 High Quality Design; and CS6 The Development Strategy.</p> <p>The CS also provide policy guidance on site specific protection of heritage assets in:</p> <p>CS7 Development in Fareham  CS8 Fareham Town Centre Strategic Development Location  CS9 Development in the Western Wards &amp; Whiteley  CS10 Coldeast Hospital Strategic Development Allocation  CS11: Development in Portchester, Stubbington &amp; Hill Head and Titchfield  CS13: North of Fareham Strategic Development Area</p> <p><u>DSP Plan</u></p> <p>In recognition of the numerous heritage assets and historic features within the Borough, the Council, through the DSP Plan, proposes a distinct policy that seeks to address heritage and conservation directly through Policy DSP6: Protecting and Enhancing the Historic Environment.</p> <p><u>Welborne Plan</u></p> <p>Includes Policy WEL8 which recognises that there are heritage assets on and adjacent to the site and these will be conserved in a manner appropriate to their significance. Initial planning applications will needed to be supported by a heritage strategy and historic environment management plan which set out how the developers of the site will ensure that development can proceed in ways which facilitates and promotes heritage conservation.</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>
	<p><i>Principle 11:</i></p>	<p><u>CS</u></p>	<p>NPPF Compliant</p>

	<p><i>Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</i></p>	<p>The development strategy seeks to direct development within the defined urban settlement boundaries. Focusing development within the existing settlements, where public transport services are better developed will provide greater opportunities for public transport usage.</p> <p>Policy CS5: Transport Strategy and Infrastructure, CS15: Sustainable Development and Climate Change (together with the potential projects put forward in the GI Strategy) propose a number of sustainable transport policies and support higher densities in areas with high accessibility to public transport. Policy CS15). Both policies aim at reducing reliance on the private car and reduce pollution.</p> <p>Policy CS13 sets out a policy framework for the new community to the north of the Fareham (now referred to as Welborne). The new development will be expected to be designed so that access to the Bus Rapid Transit route is within a short distance from the majority of areas in development.</p> <p>Core Strategy CS6 seeks to direct development to sustainable locations. This includes the identification of the strategic development area, now known as Welborne, which is considered to be the most sustainable solution to accommodating growth in Fareham.</p> <p><u>DSP Plan</u></p> <p>DSP48: Bus Rapid Transit safeguards a route for the BRT system. The DSP also set out policies for the improvement of the strategic road network, which in some instance, includes provision for improved provision for cycling and walking.</p> <p>The DSP Plan allocates site in sustained locations in line with the development strategy set out in the plan. The development management polices and delivery policies set out in the DSP and CS, respectively. Will help to ensure that development takes the most sustainable form possible.</p> <p><u>Welborne Plan</u></p> <p>Includes WEL26 which is a public transport focused policy which plans for the expansion of BRT to cover Welborne, and includes the possibility of a</p>	<p>No effect on overall strategy</p>
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		<p>rail halt at Welborne. WEL27 requires any planning application to include a Travel Plan which will demonstrate how sustainable transport solutions can be achieved on the site. WEL28 relates to walking and cycling and requires the development to provide high quality pedestrian and cycle links throughout.</p>	
	<p><i>Principle 12:</i></p> <p><i>Take account of and support local strategies for health, social and cultural well-being for all, and deliver sufficient community and cultural facilities to meet local need.</i></p>	<p><u>CS</u></p> <p>In preparing the CS, an open dialogue with the relevant health, social, cultural service providers (be they agents of the Council itself, the higher tier authority - HCC, national public agencies or private or third sector), has been maintained to ensure that service provision is appropriately matched to need and anticipated need in line with the growth proposals set out in the plan. The evidence base drawn upon when preparing the CS was extensive and robust, providing a sound basis upon which to the policies contained in the Plan were justified, particularly CS15 Sustainable Development. Furthermore, the six settlement area policies include policy provisions to ensure consideration of social impact / opportunities of development.</p> <p>The Core Strategy includes Policy CS21 which seeks to provide new areas of open space in new development, whilst protecting existing areas. Policy CS4 seeks to create and safeguard Green Infrastructure.</p> <p><u>DSP Plan</u></p> <p>Policy DSP6: Protecting and Enhancing the Historic Environment addresses heritage assets but recognises the cultural and social role that they play in enhancing well-being.</p> <p>Policy DSP52: Community Facilities of the DSP Plan considered health, social (including education) and cultural (including religious) under the generic term community facilities. The policy set out criteria whereby new community facility development or expansion to existing facilities will be considered. Policy DSP53: Sports Provision, together with policy DSP12: Open Space Allocations recognises the importance of sport and open space as a cultural, social resource and the potential health benefits it provides. The Greenspace Study (2007) and its Addendum and the Green infrastructure Strategy (2014) have and will continue to inform this position.</p>	<p>NPPF Compliant</p> <p>No effect on overall strategy</p>

		<p>Furthermore, as part of the Fareham Town Centre Area regeneration proposals, there are a number of policies (DSP27: Civic Area; DSP28: Fareham Shopping Centre Upper Floors; DSP30: Fareham Station East; DSP32: Corner of Trinity Street and Osborne Road; DSP35 Locks Heath District Centre) which propose possible community uses as part of a development mix.</p> <p><u>Welborne Plan</u></p> <p>The Plan includes Policy WEL13 which is a dedicated policy on Community Buildings which sets out the level of indoor community facilities needed across the site, including a library space, meeting spaces, arts and cultural spaces, sports hall and a police service hub. Policy WEL14 requires the inclusion of one or two 'health centres' to serve the new community and to ensure that medical and dentistry services are as accessible as possible. Policy WEL29 sets out what is required in terms of outdoor community and sports facilities.</p>	
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## 1B: Delivering sustainable development

1. Building a strong, competitive economy (paras 18-22)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out a clear economic vision for the area, which positively and proactively encourages sustainable economic growth (Paragraph 21).	<i>Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) paragraph (22)?</i>	<p><u>CS</u></p> <p>The Core Strategy policies CS1 and CS3 set out employment floorspace targets for Fareham Borough which are based on the targets set in the South East Plan, which originated in the original South Hampshire Strategy.</p> <p><u>DSP</u></p> <p>The Council undertook an Employment Study at the start of 2014 to understand the up-to-date floorspace requirements in the Borough, but to also get a market assessment of the employment sites recommended for allocation in the 2014 Employment Land Review (ELR). This Study found that over 100,000sq.m of floorspace was needed in the Borough up to 2026 and that this could be achieved through the sites recommended in the ELR.</p> <p>The sites allocated through the DSP Plan do include two allocations that were allocated in the previous Local Plan. However, through land owner discussions and the recommendations in the 2014 Employment Study, the Council is satisfied that there is a reasonable prospect of these sites being delivered and thus their position in the Plan is considered justifiable.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

		<p><u>Welborne Plan</u></p> <p>The Welborne Plan includes some existing employment areas, although these are likely to be subsumed by the wider development as time progresses. An assessment of the need for employment floorspace on the development was undertaken through the Welborne Employment Strategy. As an outcome of the strategy, approximately 20ha of land has been allocated for employment uses to meet the identified needs.</p>	
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2. Ensuring the vitality of town centres (paras 23-27)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out policies for the management and growth of centres over the plan period (Paragraph 23).	<p><i>Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses?</i></p> <p><i>Have you identified primary and secondary shopping frontages?</i></p>	<p><u>CS</u></p> <p>Policies CS3: Vitality and Viability of Centre's defines the retail hierarchy within Fareham.</p> <p><u>DSP Plan</u></p> <p>The 2012 Retail Study was undertaken to inform the DSP Plan, which included an assessment of retail needs across the Borough. It also considered the potential locations for accommodating identified needs.</p> <p>DSP Policies DSP20 to DSP39 represent the retail policies for the Borough and make provision for retail needs in Fareham, Locks Heath and Portchester. There are also policies which seek to deliver mixed use schemes in Fareham Town Centre, which will include a proportion of retail.</p> <p>The DSP Plan sets primary and secondary shopping frontages for Fareham Town Centre in DSP21 and DSP22.</p> <p><u>Welborne</u></p> <p>Additional evidence was undertaken for the Welborne Plan in conjunction with the 2012 Retail Study (GVA). The level of floorspace</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

		identified in the Study has been planned for through the allocation of a District Centre and Local Centre within policies WEL10 and WEL11 of the Welborne Plan.	
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3. Supporting a prosperous rural economy (para 28)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (Paragraph 28).	<i>Do your policies align with the objectives of paragraph 28?</i>	<p>Fareham does have areas of land outside the urban area boundaries. The Core Strategy identifies opportunities for sustainable development in such areas in Policy CS14.</p> <p>Policies DSP7 to DSP10 in the DSP Plan set out the criteria for accepting employment, residential and leisure and recreation provision in a countryside location.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

4. Promoting sustainable transport (paras 29-41)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Policies that facilitate sustainable development but also contribute to wider sustainability and health objectives (Paragraph 29).</p> <p>Different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (Paragraph 29).</p>	<p><i>If local (car parking) standards have been prepared, are they justified and necessary? (Paragraph 39)</i>  <i>NOTE (The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a maximum but that does not preclude Local Planning Authorities from doing so if justified by local circumstances).</i></p> <p><i>Has it taken into account how this relates to other policies set out elsewhere in the Framework, particularly in rural areas? (Paragraph 34).</i></p>	<p>The Council has set residential parking standards through the Residential &amp; Cycle Parking SPD, and is in the process of setting non-residential parking standards through a further SPD.</p> <p>Hampshire County Council is the Transport Authority for Fareham Borough Council. Fareham will continue to use Hampshire CC Car Parking standards in accordance with Policy CS17: High Quality Design.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>



	<p><i>Have you worked with adjoining authorities and transport providers on the provision of viable infrastructure?</i></p>	<p>The Council has worked with HCC throughout the development of all Local Plan documents to ensure that suitable levels of transport infrastructure are planned for.</p> <p>The DSP Plan highlights necessary improvements to the strategic road network (DSP49) as well as safeguarding a route for the Bus Rapid Transit system (BRT) in DSP48. Policy DSP50 Access to Whiteley also highlights the potential for additional strategic highway access to Whiteley.</p> <p>The Welborne Plan has been produced in conjunction with HCC and the Highways Agency and includes policies on the Strategic Road access (WEL24), local road access (WEL25) and public transport (WEL26).</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>
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5. Supporting high quality communications infrastructure (paras 42-46)			
There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.		The DSP Plan includes a policy on Telecommunications (DSP55)	No change
6. Delivering a wide choice of high quality homes (paras 47-55)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of <i>5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (Paragraph 47).</i>	<p><i>What is your record of housing delivery?</i></p> <p><i>Have you identified:</i></p> <p><i>a) five years or more supply of specific deliverable sites;</i></p> <p><i>b) an additional buffer of 5% (moved forward from later in the plan period), or</i></p> <p><i>c) If there has been a record of persistent under delivery have you identified a buffer of 20% (moved forward from later in the plan period)? [Paragraph 47].</i></p> <p><i>Does this element of housing supply include windfall sites; if so, to what extent is there 'compelling evidence' to justify their inclusion (Paragraph 48)?</i></p>	<p>Fareham has delivered over its annual requirement in 5 out of the previous 7 years. During this period the Council has exceeded its cumulative requirement by 461 dwellings.</p> <p>The DSP Plan demonstrates that the Council can meet a five year supply of sites against the targets in the CS (as well as the higher targets in the 2012 South Hampshire Strategy), including an additional 5% buffer which has been moved forward from the latter part of the Plan.</p> <p>The housing supply, shown in the DSP Plan, does include a windfall calculation for the first 5 year period. This is based on evidence of previous consistent delivery of, on average, 20 units per year.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

<p>Illustrate the expected rate of housing delivery through a trajectory and set out a housing implementation strategy describing how a five year supply will be maintained (Paragraph 47).</p>	<p><i>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</i></p>	<p>The CS sets out the development strategy for the Borough in CS6, which seeks to focus development into existing urban areas and brownfield sites.</p> <p>The DSP Plan demonstrates that the housing requirements established in the CS can be met in existing urban areas and so the removal of brownfield targets have had little impact.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>
<p>Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (Paragraph 50), and caters for housing demand and the scale of housing supply to meet this demand (paragraph 159)</p>	<p><i>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold? Is your evidence for housing provision based on up to date, objectively assessed needs</i></p>	<p>Policy CS18 of the Core Strategy provides guidance on provision of affordable housing. It has reduced the threshold from 10 units (in previous Local Plan) to 5 units.</p> <p>The requirements set out in the CS predate the NPPF and are not based on the objectively assessed needs. More information on the Council's approach to objectively assessed needs can be found in answer 1a.</p> <p>The policies covering the types and mix of homes needed at Welborne and the requirement for affordable housing are set out within WEL17 to WEL22. These policies are based on up-to-date evidence, including the 2013 Welborne Housing Market Assessment and the 2014 PUSH SHMA.</p>	<p>Not fully compliant with the NPPF.</p> <p>CS was adopted prior to the NPPF. As such, the housing requirement for the Borough, as set out in the Core Strategy, is not based on objective assessment of need.</p> <p>Affordable Housing targets are set in the CS and are no redefined in the DSP Plan. A full assessment of affordable housing needs will be taken into account in the early review of the Local Plan.</p> <p>The Welborne Plan is compliant with the NPPF.</p>

<p>In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (Paragraph 54).</p>	<p><i>Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?</i></p>	<p>The parts of the Borough outside the urban areas are not considered to be sufficiently remote from the nearest urban area to warrant a rural exception sites policy.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>
	<p><i>Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (NOTE this is discretionary) (paragraph 53)</i></p>	<p>The Council relies on general design principles established in CS17 of the Core Strategy to resist inappropriate development on residential gardens. Further work on defining the character areas in the Borough will be progressed through the Design SPD.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>
<p>In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p>	<p><i>Examples of special circumstances to allow new isolated homes listed at paragraph 55 (note, previous requirement about requiring economic use first has gone).</i></p>	<p>There are not considered to be “rural communities” in the Borough. Whilst there are some small communities outside the urban areas in the Borough, they are not considered to be sufficiently remote from the larger settlements in the Borough to warrant specialist circumstances.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>
<p><b>7. Requiring good design (paras 56-68)</b></p>			
<p>There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.</p>		<p>The Core Strategy includes Policy CS17: High Quality Design.</p> <p>The DSP Plan includes a number of policies on Design and also provides the basis for a comprehensive Design SPD to expand upon the wording of CS17.</p> <p>The Welborne Plan also includes policies on Design (WEL6 and WEL7) and will be accompanied by a</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

		Design SPD.	
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8. Promoting healthy communities (paras 69-78)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<i>Policies should plan positively for the provision and use of shared space, community facilities and other local services (Paragraph 70).</i>	<i>Does the plan include a policy or policies addressing community facilities and local services? To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</i>	<p>The Core Strategy includes Policy CS20: Infrastructure and Development Contributions and CS21: Protection and Provision of Open Spaces.</p> <p>The DSP Plan includes policy DSP52 which protects existing community facilities and DSP53 which does the same for sports facilities. These policies also provide the basis for additional facilities in the future. Policy DSP32 seeks to provide a new community facility in Fareham Town Centre.</p> <p>The Welborne Plan includes WEL13 which is a dedicated policy on Community Buildings which sets out the level of indoor community facilities needed, including a library space, meeting spaces, arts and cultural spaces, sports hall and a police service hub. The policy also requires space to be provided within Welborne's centres for churches or other places of worship. In addition, WEL13 encourages the sharing of new school facilities with the wider community wherever possible in order to increase the level of</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

		provision and increase the effectiveness of Welborne new community assets.	
<i>Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – ‘Local Green Space’ (Paragraphs 76-78).</i>	<i>Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in (paragraph 77).</i>	<p>The Draft Plan included a specific policy on Local Green Space. However, this generated no submissions from local residents and subsequently no local green spaces were allocated.</p> <p>The Council has recently reviewed open spaces within the Borough as part of the Plan development and has added a number of spaces to be protected as part of the DSP Plan.</p> <p>The Council will, as part of the Local Plan Review, provide a further opportunity for interested parties to allocated local green spaces.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

9. Protecting Green Belt land (paras 79-92)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (Paragraph 82)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (Paragraph 83).</p> <p>Boundaries should be set using <b>'physical features likely to be permanent'</b> amongst other things (Paragraph 85)</p>	<p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy?</p> <p>For example:</p> <p>Local Planning Authority's should plan positively to enhance the beneficial use of the Green Belt. <i>Beneficial uses are listed in paragraph 81.</i> PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives. Paragraph 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</p> <p>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (Paragraph 85).</p> <p>Does it allow for the extension or alteration of a <b>building</b>, provided that it does not result in disproportionate additions over and above the size of the original building? (89). <i>PPG2 previously referred to dwelling. Original building is defined in the Glossary.</i></p>	<p>Fareham does not have Green Belt.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>



	<p>Does it allow for the replacement of a <i>building, provided the new building is in the same use and not materially larger than the one it replaces?</i>  <i>(Paragraph 89) PPG2 did not have a separate bullet point – replacement related to dwellings rather than buildings.</i></p> <p><i>Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development?</i>  <i>(Paragraph 89)</i>  (PPG2 referred to ‘major existing developed sites’)</p> <p>Change from ‘Park and Ride’ in PPG2 to <i>local transport infrastructure</i> and the inclusion of <i>‘development brought forward under a Community Right to Build Order’</i> in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (Paragraph 90).</p>		
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10. Meeting the challenge of climate change flooding and coastal change (paras 93-108)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<i>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (Paragraph 94).</i>	<i>Have you planned new development in locations and ways which reduce greenhouse gas emissions?</i>	<p>The CS focuses new development into existing urban area, on the premise that these locations are (in general) more sustainable and have access to existing services.</p> <p>The premise of Welborne is that it is of sufficient size to support the necessary employment, services and infrastructure to reduce the need to travel.</p> <p>The Local Plan documents support public transport improvements where supported by HCC.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>
	<p><i>Does your plan actively support energy efficiency improvements to existing buildings?</i></p> <p><i>When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (Paragraph 95)</i></p>	<p>The Core Strategy sets out standards of energy efficiency for all new buildings through Code for Sustainable Homes Standards and BREEAM Standards (CS15).</p> <p>The Welborne Plan has further guidance on energy efficiency and requires 10% of housing to be built to Passivhaus standards (WEL36)</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>
Help increase the use and supply of renewable and low carbon energy (Paragraph 97).	<p><i>Do you have a positive strategy to promote energy from renewable and low carbon sources?</i></p> <p><i>Have you considered identifying suitable areas for renewable and low</i></p>	<p>Core Strategy Policy CS16 Natural Resources and Renewable Energy seeks to achieve a 12MW target of renewable energy by 2020.</p> <p>Evidence was produced for the DSP</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

	<p><i>carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17)</i></p>	<p>Plan in the form of the Renewable Energy Capacity Study which indicated suitable areas for wind and solar energy. This is reflected in Policy DSP56.</p> <p>An Eco-opportunities Study was produced to support the Welborne Plan and the findings have been incorporated into WEL36.</p>	
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11. Conserving and enhancing the natural environment (paras 109-125)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Planning policies should minimise impacts on biodiversity and geodiversity (Paragraph 117).</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (Paragraph 117).</p>	<p><i>If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be appropriate in these areas (paragraph 117)?</i></p>	<p>A Green Infrastructure (GI) Study, 2010 was completed for PUSH Authorities. The findings of the PUSH Study helped inform a Borough wide Green Infrastructure Strategy that was completed in August 2014. The GI Strategy identifies and considers what enhancements or introductions should be made to existing green infrastructure, and to recommend how the Strategy might be delivered. The guiding principles for green infrastructure use connectivity and multi-functionality, to create a robust network of green spaces to address identified deficits and needs. In addition, a Biodiversity Action Plan has also been produced.</p> <p>The Solent Waders and Brent Goose Strategy (2010) identifies sites that are of value in supporting the Solent Special Protection Area (SPA). The DSP Plan includes policy DSP14, which protects such sites.</p> <p>Further work is being undertaken on this issue through the Solent Disturbance and Mitigation Project</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>

		(SDMP). Policy DSP15 supports the approach taken in the SDMP and seeks to protect against recreational disturbance of the Solent SPA.	
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**12. Conserving and enhancing the historic environment (paras 126 – 141)**

There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.

The DSP Plan includes Policy DSP6: Protecting and Enhancing the Historic Environment.

The Welborne Plan includes WEL8 Protection and Enhancement of the Historic Environment.

NPPF Compliant

13. Facilitating the sustainable use of minerals (paras 142-149)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (Paragraph 142).	<i>Does the plan have policies for the selection of sites for future peat extraction? (Paragraph 143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</i>	Hampshire County Council is the Minerals and Waste Authority.	N/A

## Planning policy for traveller sites

The CLG 'Planning policy for traveller sites' was published in 23 March 2012 and came into effect on 27 March 2012. Circular 01/06: Planning for Gypsy and Traveller Caravan Sites and Circular 04/07: Planning for Travelling Showpeople have been cancelled. 'Planning policy for travellers sites' should be read in conjunction with the National Planning Policy Framework, including the implementation policies of that document.

The government's aim in relation to planning for traveller sites is:

To ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic life of travellers which respecting the interests of the settled community'.

Government's aims in respect of traveller sites are:

- That local planning authorities (lpas) make their own assessment of need for the purposes of planning
- That lpas work collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- Plan for sites over a reasonable timescale
- Plan-making should protect green Belt land from inappropriate development
- Promote more private traveller site provision whilst recognising that there will always be those travellers who cannot provide their own sites
- Aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.

In addition local planning authorities should:

- Include fair, realistic and inclusive policies
- Increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- Reduce tensions between settled and traveller communities in plan-making and decision-taking
- Enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- Have due regard to protection of local amenity and local environment



Policy A: Using evidence to plan positively and manage development (para 6)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
Early and effective community engagement with both settled and traveller communities.	Has your evidence been developed having undertaken early and effective engagement including discussing travellers accommodation needs with travellers themselves, their representative bodies and local support groups?	A Joint Accommodation Assessment has been commissioned by Fareham, Gosport, Havant, East Hampshire, Eastleigh, Winchester, Test Valley, New Forest and the New Forest National Park Authorities. It has been carried out by Forest Bus, a charity with considerable experience with working with Travellers.	NPPF compliant. No effect on overall strategy
Co-operate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of likely permanent and transit accommodation needs of their areas.	Can you demonstrate that you have a clear understanding of the needs of the traveller community over the lifespan of your development plan?  <b>Have you worked collaboratively with neighbouring local planning authorities?</b>  Have you used a robust evidence base to establish accommodation needs to inform the preparation of your local plan and make planning decisions?	The Core Strategy makes clear that pitch numbers will be assigned in accordance with government policy and up to date Accommodation Assessment.  The DSP Plan allocates permanent pitches in line with the Joint Accommodation Assessment which was produced in conjunction with neighbouring authorities.	NPPF compliant. No effect on overall strategy

Policy B: Planning for traveller sites (paras 7-11)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
Set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in your area, working collaboratively with neighbouring Local Planning Authorities (Paragraph 8)	Have you identified, and do you update annually, a supply of specific, deliverable sites sufficient to provide 5 years worth of sites against locally set targets? Have you identified a supply of specific, developable sites or broad locations for growth for years 6-10, and, where possible, for years 11-15. (Paragraph 9)	The DSP Plan allocates two sites to meet the five year target of permanent gypsy and traveller plots.  Additional pitches beyond the five year supply have not been identified, but the additional need (2 pitches) is considered likely to come through as windfall.	NPPF compliant.  No effect on overall strategy
Consider the production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites.	Have you identified constraints within your local area which prevent you from allocating sufficient sites to meet likely future need? If so have you prepared a joint development plan or do you intend to do so? Is the reason for this clearly explained?	The Joint Accommodation Assessment was produced in conjunction with neighbouring authorities. The Council is content that the needs of the Fareham area can be met within our boundaries.	NPPF compliant.  No effect on overall strategy

<p>Relate the number of pitches and plots to the circumstances of the specific size and location of the site and the surrounding population size and density.</p>		<p>A full site analysis of both sites allocated for permanent gypsy and traveller accommodation has been done to understand the capacity. This assessment has taken into account the site surroundings and constraints as well as surrounding density.</p>	<p>NPPF compliant. No effect on overall strategy</p>
<p>Protect local amenity and environment.</p>		<p>DSP47 provides a criteria based policy which seeks to achieve this.</p>	<p>No change</p>
<p>Set criteria to guide land supply allocations where there is identified need.</p>	<p>Has an up-to-date assessment of the need for traveller sites been carried out? If an unmet need has been demonstrated has a supply of specific, deliverable sites been identified based on the criteria you have set? Where there is no identified need, have criteria been included in case applications nevertheless come forward?</p>	<p>A Joint Accommodation Assessment has been commissioned by Fareham, Gosport, Havant, East Hampshire, Eastleigh, Winchester, Test Valley, New Forest and the New Forest National Park Authority. It has been carried out by Forest Bus, a charity with considerable experience with working with Travellers.</p> <p>The Assessment sets a target for the Borough which is being met through the DSP Plan.</p> <p>A criteria based policy has been put together (DSP47) which will apply to any applications on alternative sites.</p> <p>Although no allocations for traveller sites have been included within the Welborne Plan, it includes a criteria-based policy (WEL22) to guide any planning applications that nevertheless come forward.</p>	<p>NPPF compliant. No effect on overall strategy</p>

<p>Ensure that traveller sites are sustainable economically, socially and environmentally.</p>	<p>Have your policies been developed taking into account criteria a-h of para 11 of the policy</p>	<p>Both policies DSP47 and WEL22 provide a criteria-based policy to guide planning applications for traveller sites. The drafting of these policies has taken account of the guidance within Paragraph 11 of the national policy.</p>	<p>No change</p>
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<b>Policy C: Sites in rural areas and the countryside (para 12)</b>			
<b>What the policy for traveller sites expects local plans to include to deliver its objectives</b>	<b>Questions to help understand whether your local plan includes what the policy expects</b>	<b>Does your local plan meet the policy's expectations?</b>	<b>How significant are any differences? Do they affect your overall strategy?</b>
When assessing the suitability of sites in rural or semi-rural settings Local Planning Authorities should ensure that the scale of such sites do not dominate the nearest settled community?		A full site analysis of both sites allocated for permanent gypsy and traveller accommodation has been done to understand the capacity. This analysis has taken into account the site surroundings and constraints as well as surrounding density. The Council is content that neither site would dominate the nearest community.	No change

Policy D: Rural exception sites (para 13)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
If there is a lack of affordable land to meet local traveller needs, Local Planning Authorities in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable travellers sites.	If you have a lack of affordable land to meet local traveller needs in your rural area have you used a rural exception site policy, and if so, does it make it clear that such sites shall be used for affordable traveller sites <b>in perpetuity?</b>	No rural exception sites in Fareham Borough.	N/A

<b>Policy E: Traveller sites in Green Belt (paras 14-15)</b>			
<b>What the policy for traveller sites expects local plans to include to deliver its objectives</b>	<b>Questions to help understand whether your local plan includes what the policy expects</b>	<b>Does your local plan meet the policy's expectations?</b>	<b>How significant are any differences? Do they affect your overall strategy?</b>
Traveller sites (both permanent and temporary) in the Green Belt are inappropriate development.	Have you made an exceptional limited alteration to the defined Green Belt boundary to meet a specific, identified need for a traveller site? Has this alteration been done through the plan-making process and is it specifically allocated in the development plan as a traveller site only	No Green Belt in Fareham.	N/A

Policy F: Mixed planning use traveller sites (paras 16-18)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
	<p>Have you considered including travellers sites suitable for mixed residential and business use (having regard to safety and amenity of the occupants and neighbouring residents)?</p> <p>If mixed sites are not practicable have you considered the scope for identifying separate sites for residential and for business purposes in close proximity to one another?</p> <p>Have you had regard to the need that travelling showpeople have for mixed-use yards to allow residential accommodation and space for storage of equipment?</p> <p><b>NOTE Mixed use should not be permitted on rural exception sites</b></p>	<p>The Joint Accommodation Assessment did consider business needs as part of Travelling Showpeople needs. The conclusion of the Assessment was that local planning authorities in the "eastern" grouping work together to deliver 7 plots for Travelling Showpeople, which would potentially include room for business use as well as residential. The allocation of sites for Travelling Showpeople will continue to be discussed with neighbouring authorities and, if necessary, sites will be allocated in the review of the Local Plan.</p>	<p>NPPF compliant.</p> <p>No effect on overall strategy</p>
Policy G: Major development projects (para 19)			



<b>What the policy for traveller sites expects local plans to include to deliver its objectives</b>	<b>Questions to help understand whether your local plan includes what the policy expects</b>	<b>Does your local plan meet the policy's expectations?</b>	<b>How significant are any differences? Do they affect your overall strategy?</b>
	<p>Do you have a major development proposal which requires the permanent or temporary relocation of a traveller site? If so has a site or sites suitable for the relocation of the community been identified (if the original site is authorised)?</p>	<p>Fareham does not have specific development proposals that require relocation to accommodate traveller pitch provision.</p>	<p>No change</p>