Public Document Pack

FAREHAM
BOROUGH COUNCIL

AGENDA FOR THE EXECUTIVE

Date: Monday, 9 April 2018

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Executive Members:

Councillor S D T Woodward, Policy and Resources (Executive Leader)

Councillor T M Cartwright, MBE, Health and Public Protection (Deputy Executive Leader)

Councillor Mrs K Mandry, Housing

Councillor Miss S M Bell, Leisure and Community

Councillor K D Evans, Planning and Development

Councillor Miss T G Harper, Streetscene

1. Apologies for Absence

2. Minutes (Pages 5 - 10)

To confirm as a correct record the minutes of the meeting of the Executive held on 05 March 2018.

3. Executive Leader's Announcements

4. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

5. Petitions

6. Deputations

To receive any deputations, of which notice has been lodged.

7. Minutes / References from Other Committees

To receive any reference from the committees or panels held.

Matters for Decision in Public

Note: Where an urgent item of business is raised in accordance with Part 3 of the Constitution, it will be considered with the relevant service decisions as appropriate.

8. Streetscene

Non-Key Decision

(1) Project Integra Action Plan 2018-21 (Pages 11 - 26)

A report by the Head of Streetscene.

(2) Holly Hill Car Park Path (Pages 27 - 32)

A report by the Head of Streetscene.

9. Planning and Development

Non-Key Decision

(1) National Planning Policy Framework - Response to Government Consultation (Pages 33 - 78)

A report by the Director of Planning and Regulation.

(2) Response to Highways England Consultation: M27 Junction 4 to 11 Smart Motorway Scheme (Pages 79 - 86)

A report by the Director of Planning and Regulation.

10. Policy and Resources

Key Decision

(1) Gas Servicing Maintenance and Installation Contract 2018-2023 (Pages 87 - 92)

A report by the Director of Finance and Resources.

(2) Business Rate Discretionary Rate Relief Policy (Pages 93 - 100)

A report by the Director of Finance and Resources.

(3) Affordable Housing Schemes - Progress Report (Pages 101 - 106)

A report of the Director of Finance and Resources.

P GRIMWOOD
Chief Executive Officer

www.fareham.gov.uk
28 March 2018

For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel: 01329 236100
democraticservices@fareham.gov.uk

FAREHAM
BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 5 March 2018

Venue: Collingwood Room - Civic Offices

Present:

S D T Woodward, Policy and Resources (Executive Leader)
T M Cartwright, MBE, Health and Public Protection (Deputy Executive Leader)
Miss S M Bell, Leisure and Community
Miss T G Harper, Streetscene

Also in attendance:

Mrs S M Bayford, Chairman of Scrutiny Board
Mrs P M Bryant, Chairman of Licensing and Regulatory Affairs Committee
M J Ford, JP, Chairman of Health & Public Protection Policy Development and Review Panel

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor K D Evans and Councillor Mrs K Mandry.

2. MINUTES

RESOLVED that the minutes of the Executive meeting held on 20 February 2018 be confirmed and signed as a correct record.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

Air Quality Funding

The Executive Leader announced that Fareham Borough Council has received £500,000 in Government funding to help improve the Borough's air quality. The grant will go towards the Council's work to ensure levels of nitrogen dioxide fall within legal limits.

This follows a Government report which highlighted areas across the country, including Fareham, which could have unacceptable levels of nitrogen dioxide in the future. Specifically, the report highlighted the stretch of road from the A27 near the Delme roundabout, down to the Quay Street roundabout, part of Gosport Road and along the A27 to the Station roundabout. A major factor is around 30,000 vehicles travelling in and out of the Gosport peninsula every day.

The extra funding will support the work of the Council's new air quality working group. This group includes councillors, experts, and representatives from local partners. The funding award has been made by the Joint Air Quality Unit (JAQU), part of Department of Environment, Food and Rural Affairs (DEFRA).

Fareham Innovation Centre

The Executive Leader was joined by Councillors Cartwright, Ford, Forrest, Mandry and Heneghan earlier in the afternoon at the Fareham Innovation Centre at Daedalus for a key handover ceremony to mark the completion of the extension to the centre.

The £7million extension will provide 3,400 square metres of new floor space, 33 new offices, five new workshops and spacious new conference facilities. This will add to the top of the range facilities and support already provided at the Innovation Centre for new businesses and it is anticipated that around 300 highly skilled new job opportunities will be created.

National Planning Policy Framework

The Executive Leader referred to the Prime Minister's announcement earlier that morning regarding the major overhaul to the National Planning Policy Framework. This is on the back of the recent housing consultation carried out by the Government on 'Planning for the right homes in the right places'.

This announcement will have implications on the progression of Fareham's Draft Local Plan but there hasn't yet been time to work through these. The

background documents amount to hundreds of pages and there are still more to be published.

The Executive Leader stated that in total, six different planning related documents have been published by the Government today. This includes the draft revised National Planning Policy Framework, which is now published for consultation. Also published is the Government's response to the consultation undertook in 2017 on the proposed Standard Methodology for formulating individual Council's housing requirements. There are nearly 200 pages of detailed information between all the different documents.

At this stage it appears the Government do not intend to change their proposed methodology for identifying housing need (as outlined last year in the consultation on 'Planning for the right homes in the right places') this is despite this Council's and other representations raising concerns. However, we still await the Government's proposed amendments to the Planning Practice Guidance which is expected to provide more detail and clarity on this point.

The Government is now consulting on its proposals; the consultation will close on 10th May and a report will come forward at the April Executive. The Government expects to publish the final NPPF in the summer.

4. DECLARATIONS OF INTEREST

Councillor Miss S M Bell declared a Non-Pecuniary Personal Interest for Item 10(1) – Citizens of Honour as she is a Council appointed Trustee of the Portchester Community Centre, where one of the nominees is also a trustee.

Councillor S D T Woodward declared a Non-Pecuniary Personal Interest for item 10(1) – Citizens of Honour as he is President of the 1350 Squadron Air Training Corps, where one of the nominees is a member.

5. PETITIONS

There were no petitions submitted at this meeting.

6. DEPUTATIONS

There were no deputations made at this meeting.

7. MINUTES / REFERENCES FROM OTHER COMMITTEES

There were no references from other Committees submitted at this meeting.

8. LEISURE AND COMMUNITY

(1) Play Area Improvement Programme

RESOLVED that the Executive approves:

(a) the five-year play area improvement programme as detailed in Appendix A to the report; and

(b) a budget allocation of up to £500,000 from Community Infrastructure Levy (CIL) contributions to fund the improvement programme.

(2) Award of Contract - Pantomime Entertainment and Related Services

RESOLVED that the Executive awards the contract to the Company ranked first place, as set out in the confidential Appendix A, who submitted the most economically advantageous tender for the provision of pantomime entertainment and related services.

9. PLANNING AND DEVELOPMENT

(1) Solent Recreation Mitigation Definitive Strategy

RESOLVED that the Executive approves the implementation of the Definitive Solent Recreation Mitigation Strategy and the associated charging regime from 01 April 2018.

10. POLICY AND RESOURCES

(1) Citizens of Honour Nominations

Councillor Miss S M Bell declared a Non-Pecuniary Personal Interest for this item as she is a Council appointed Trustee of the Portchester Community Centre, where one of the nominees is also a trustee.

Councillor S D T Woodward declared a Non-Pecuniary Personal Interest for this item as he is President of the 1350 Squadron Air Training Corps, where one of the nominees is a member.

RESOLVED that the Executive approves:

(a) that candidates 4, 5 and 6 are selected from the attached nominations at confidential Appendix A, to be formally recognised as Citizens of Honour 2018;

(b) that candidate 9 is selected from the attached nominations at confidential Appendix B as Young Citizens of the Year (12-17 year olds);

(c) that candidate 12 is selected from the attached nominations at confidential Appendix C, as Young Citizens of the Year (4 – 11 year olds); and

(d) that the persons listed as numbers 4, 5, 6, 9 and 12 in the confidential Appendices A, B and C of the report be selected for the annual Citizen of Honour and Young Citizen of Honour Awards 2018.

11. EXCLUSION OF PUBLIC AND PRESS

RESOLVED that in accordance with the Local Government Act 1972 the Public and Press be excluded from the remainder of the meeting, as the Executive considers that it is not in the public interest to consider the matters in public on the grounds that they will involve the disclosure of exempt information, as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act.

(1) Irrecoverable Debts

RESOLVED that the Executive agrees that the debts listed in Appendix A to the report be written off as irrecoverable.

(The meeting started at 6.00 pm
and ended at 6.12 pm).

FAREHAM
BOROUGH COUNCIL

Report to the Executive for Decision
09 April 2018

Portfolio:	Streetscene
Subject:	**Project Integra Action Plan 2018-2021**
Report of:	Head of Streetscene
Corporate Priority:	Protecting & Enhancing the Environment

Purpose:
To consider the Project Integra (PI) action plan for 2018 to 2021.

Executive summary:
This report outlines the Project Integra Action Plan 2018-21, which represents Project Integra's approach to delivering waste management in Hampshire for the next 3 years. A copy of the action plan can be found at Appendix A.

The Project Integra Strategic Board considered and approved the 2018-21 plan at a meeting on 15 February 2018.

Recommendation/Recommended Option:
It is recommended that the Executive approves the 2018-2021 Project Integra action plan as attached at Appendix A to this report.

Reason:
Fareham Borough Council is a member of Project Integra and has been an active participant in the development of the 2018-21 action plan.

Cost of proposals:
The costs of being a partner within Project Integra are contained within existing Streetscene budgets.

Appendices: **Appendix A:** Project Integra Action Plan 2018-2021

Background papers: **None**

Reference papers: **None**

FAREHAM
BOROUGH COUNCIL

Executive Briefing Paper

Date:	09 April 2018
Subject:	Project Integra Action Plan 2018-2021
Briefing by:	Head of Streetscene
Portfolio:	Streetscene

INTRODUCTION

1. The Project Integra (PI) action plan for 2018-21 was approved on 15 February 2018 by the PI Strategic Board and the approval of the plan from individual member authorities is now required.

2. The PI action plan for 2018-21 has been developed in consultation with partners. A copy of the action plan can be found at Appendix A.

PARTNERSHIP OBJECTIVES

3. The PI Strategic Board is constituted as a Joint Committee of the 14 Local Authorities with responsibility for waste management in Hampshire, including the unitary authorities of Portsmouth and Southampton. The long-term waste disposal contractor, Veolia Environmental Services (VES), is a non – voting member of the Partnership.

4. The overarching objective of the Partnership is to provide a sustainable solution for dealing with Hampshire's municipal waste in an environmentally sound, cost effective and reliable way. Success in achieving this depends on joint working between all parties in the best interests of the communities in which they operate.

5. The operational focus for the Partnership's activities has been agreed through a number of generic work streams that are detailed in the plan and reflect a common aim of working to reduce costs across the whole system through:

    i. Communication and behaviour change

    ii. Waste prevention, including reuse

    iii. Recycling and general performance improvements, for instance through reducing contamination, increasing capture of materials, generating income and changing management arrangements

    iv. Reducing landfill

v. Joint working arrangements and activities

vi. Improving efficiency and effectiveness of services through collaboration with neighbouring authorities, including the South East seven (SE7) counties in England.

2018-21 ACTION PLAN

6. The plan sets out nine key actions for the PI Partnership. Each action has a detailed plan along with targets and how it will be measured, with information on the partners responsible for the action, the timescale and resources required for completion.

7. A forecasted budget for the Partnership for 2018-21 is included in the plan, with the details of each Partnership authority's contribution. The contribution proposed from Fareham Borough Council can be met from within existing revenue budgets.

RISK ASSESSMENT

8. There are no significant risks associated with this report.

FINANCIAL IMPLICATIONS

9. There are no additional costs associated with approving the 2018-21 action plan, budget and partner contribution.

CONCLUSION

10. The Project Integra action plan as outlined in this report and attached as Appendix A has been approved by the PI Strategic Board and the Council's Executive is recommended to approve the plan.

Enquiries:

For further information on this report please contact Mark Bowler. (Ext 4420)

Draft Project Integra Action Plan

2018-2021

1 Introduction

1.1 Project Integra is a partnership of local authorities with responsibility for waste management in Hampshire, Portsmouth and Southampton. The long term waste disposal contractor Veolia Environmental Services (VES) is a non-voting member of the Partnership.

1.2 The Project Integra Strategic Board is constituted as a Joint Committee of the 14 local authorities, and is the decision making body for the partnership.

1.3 In line with changes to the constitution made in 2015, the PI Action Plan is a three year plan. The 2015-18 plan has come to an end, and this plan will cover the period 2018-21. The Action Plan sits underneath the Joint Municipal Waste Management Strategy, and sets out the medium to long-term actions for the partnership. Amendments to this plan can be made during this period, and progress will be regularly reported to the PI Strategic Board

2 PI aims and objectives

2.1 The refreshed (2012) Joint Municipal Waste Management Strategy (JMWMS) had the following overarching vision:

"In period to 2023 Hampshire will manage the effectiveness of its sustainable material resources system to maximise efficient re-use and recycling of material resources and minimise the need for disposal in accordance with the national waste hierarchy."

2.2 The PISB also agreed, in 2012, the operational focus for its activities through a number of work streams as follows: *"Working to reduce costs across the whole system"* through*:*

1. Communication and behaviour change.
2. Waste prevention including reuse.
3. Recycling and performance improvements - for instance through reducing contamination, increasing capture of materials, improving income for materials, changing management arrangements.
4. Reducing landfill.
5. Joint working arrangements and activities.
6. Improve efficiency and effectiveness of services through collaboration with neighbouring authorities including the "south-east 7" (SE7) group of local authorities.

3 National Developments in Waste and Resources

3.1 Brexit and EU Legislation

3.1.1 The UK's decision to leave the European Union will have a significant impact on the future make-up of waste related legislation.

3.1.2 Under the EU Waste Framework Directive, all Member States have a target to recycle 50% of household waste by 2020. In recent years, the UK recycling rate has plateaued. The most recent UK-wide figures indicate a rate of 44.3% in 2015. It is unlikely that the UK would meet this target. Whilst the target is applicable to the UK as a whole, it has never been cascaded down to local authority level.

3.1.3 In July 2014, the European Commission published a proposal to amend six waste-related Directives, as well as an action plan aiming to:

- help turn Europe into a circular economy
- boost recycling
- secure access to raw materials
- create jobs and economic growth.

3.1.1 Since 2014, this "Circular Economy Package[1]" has been subject to development and refinement, and negotiations between the different elements within the EU. It is likely that the package will lead to new recycling targets for Member States, and these could be in the region of 60-70% by 2030. The package could also introduce requirements for separate collections of food waste.

3.1.2 It is not clear whether the UK would be required to transpose the new legislation into UK law, as this will depend on the timing of Brexit. Depending on the UK's future relationship with the EU, at least some elements of the Package could be relevant to the UK after 2019.

3.2 Consistency Framework

3.2.1 In October 2016, the Waste and Resources Action Programme (WRAP) unveiled "A Framework for Greater Consistency in Household recycling in England.[2]" They had been commissioned by Defra to look into the potential benefits of greater consistency across the recycling journey – from packaging, to local authorities, to council, to reprocessors.

3.2.2 The framework's vision was that "By 2025, packaging is designed to be recyclable (where practical and environmentally beneficial) and labelled clearly to indicate whether it can be recycled or not. It is a vision where every household in England can recycle a common set of dry recyclable materials and food waste, collected in one of three different ways." This vision focussed on three key priorities:

- All households to be able to recycle the same core set of materials
- Fewer collection and sorting systems
- A common container colour system

3.2.3 Through various workstreams and working with partners, WRAP are working on moving towards the vision. Some of the work carried out so far includes:

- Further rollout of On Pack Recycling Labels on more consumer product lines
- Standardised contract documentation for Waste Collection Authorities (WCAs)
- Support to LAs, in particular in county areas where consistency is currently limited
- A packaging working group, which is working with industry to address some common problems, such as black plastic, PVC, and packaging contamination (e.g. springs in plastic spray bottles)
- A consultation on bin colours – PI responded to this

3.3 Drinks Containers

3.3.1 The Environmental Audit Committee (EAC) carried out an inquiry[3] in 2017 into plastic bottle and coffee cup recycling. The two key recommendations to Government were:

- Introduction of a 25p levy on disposable coffee cups
- Introduction of a deposit return scheme (DRS) for drinks containers (plastic, cans, cartons)

[1] http://ec.europa.eu/environment/circular-economy/index_en.htm
[2] http://www.wrap.org.uk/collections-and-reprocessing/consistency
[3] http://www.parliament.uk/business/committees/committees-a-z/commons-select/environmental-audit-committee/inquiries/parliament-2017/inquiry/

3.3.2 Running parallel to the EAC inquiry was a Defra Call for Evidence (CfE), looking at DRSs. Under such a DRS, consumers would receive a small deposit back, if they returned their used drinks containers to an appropriate collection point (most likely to be local supermarkets). A DRS could increase recycling rates and reduce litter. However, there is a lack of evidence of how such a scheme could affect LA recycling schemes, and in PI's response to the CfE, it was suggested that Government would need to look at this more closely before introducing such a scheme.

3.3.4 In the aftermath of significant national media coverage of ocean pollution and recent issues with the Chinese recycling market, it is likely that the issue of plastic recycling in particular will be a focus for Defra in the short term at least.

3.4 National Strategies and Reports

3.4.1 During 2017 and early 2018, the Government released several strategies relevant to the waste and resources strategy. These are summarised in the table below:

Strategy document	Released	Key points
Industrial Strategy[4]	Jan '17	No mention of circular economy, but does promotion of well-functioning markets for secondary materials
Clean Growth Strategy[5]	Oct '17	Sister document to industrial strategy. Includes aim for zero food waste to landfill by 2030, and suggests support for separate food waste collections. Consideration on improving the incentives on offer through producer responsibility schemes
25 Year Environment Plan[6]	Jan '18	Three key aims relating to waste: • At the production stage, we will encourage producers to take more responsibility for the environmental impacts of their products and rationalise the number of different types of plastic in use • At the end of use stage, we will make it easier for people to recycle by: • At the end of life/waste management stage, we will improve the rate of recycling ·

Also within the 25 Year Environment Plan, Defra commits to publishing a new Resources and Waste strategy in 2018: "It will set out our approach to reducing waste, promoting markets for secondary materials, incentivising producers to design better products and how we can better manage materials at the end of life by targeting environmental impacts." It is believed that a draft strategy will be consulted upon in autumn 2018.

3.5 Waste trends

3.5.1 At the time of writing, the latest statistical update from Defra covers the calendar year 2016. The official England waste from households recycling rate for 2016 was 44.9%. This rate includes for the first time the percentage of metal recovered and recycled from waste which has been through incineration. For 2016 this raises the waste from households recycling rate by around 0.7 percentage points. Residual waste treated increased by 1.3 per cent to 12.5 million

[4] https://www.gov.uk/government/topical-events/the-uks-industrial-strategy
[5] https://www.gov.uk/government/publications/clean-growth-strategy
[6] https://www.gov.uk/government/publications/25-year-environment-plan

tonnes in 2016 from 12.4 million tonnes in 2015. In broad terms, England's recycling rate has plateaued in recent years.

3.6 Courtauld Commitment on food waste

3.6.1 WRAP have been working with retailers and manufacturers since 2005 via a series of "Courtauld Commitments," aiming to reduce the weight and carbon impact of household food waste, grocery product and packaging waste, both in the home and the UK grocery sector. The latest commitment is known as "Courtauld 2025[7]." PI is a signatory to this agreement, and has therefore committed to reduce food waste and engages in cross-sector programmes to achieve improvements across the supply chain.

4 PI Action Plan 2018-21

4.1 In order to meet the aims of the JMWMS and the challenges described, the action plan will consist of the following actions.

Action 1	**Communications and Behaviour Change**
Detail	Increasing capture of and reducing contamination of materials collected for recycling by PI will have a significant impact upon whole system costs. There is no current county-wide communication programme. However, the following is required: • A focus on local communications by each partner authority. • When appropriate work together on communications where an approach will have a known impact or clear business case, and pursue external funding to this end, including partnerships with other sectors. • Sharing of best practice in communications among PI partners e.g. via Recycling officer group. • Development of an agreed set of FAQs, to ensure that messages across Hampshire are consistent. • PI Executive will continue social media programme • HCC to share results of Behavioural Insights work, and scale up activity depending on results
What would success look like?	• Increasing material capture rates • Reducing partnership wide and WCA-specific contamination rates • Reducing Materials Recovery Facility (MRF) residue rate
How will this be measured?	• Monitoring capture, contamination and residue rates via the Materials Analysis Facility • Benchmarking of data with other LAs and MRFs
Responsibility	• All PI partners • Led by Head of Project Integra
Resources	• At partner level • External funding where available • Business cases presented where appropriate
Timescale	2018-21

[7] http://www.wrap.org.uk/content/courtauld-commitment-2025

Action 2	Impact of New Developments
Detail	An estimated 64,000 households are expected in Hampshire by 2023. This will put significant strain on both waste collection and disposal infrastructure. The impacts require further investigation, to allow authorities to plan for future service provision. A PI Working Group has developed Terms of Reference to guide the work.
What would success look like?	Deliver a final report, to include recommendations for waste officers, planners and senior decision makers.
How will this be measured?	Successful delivery of final report and a model Supplementary Planning Document on waste and recycling.
Responsibility	PI Working Group
Resources	PI officers in the working group are investigating different subject areas and reporting back to the group on a regular basis.
Timescale	Final report by September 2018

Action 3	Waste Prevention Plan (WPP)
Detail	Implementation of separate PI WPP 2017-19, approved by PISB in June 2017 (further detail available within that plan). Key activity to include: • Annual report on progress (June) • Bulky waste – improving diversion of bulky waste, via a mix of system changes and partnership working. • Organics – programme of activity around food waste reduction and home composting • Waste collection policies – reviewing and developing new waste collection policies that may reduce waste – collection frequencies, size and number of waste containers etc.
What would success look like?	• Limit annual increases in residual waste to 0.5% per annum. • Reduce organic and bulky waste
How will this be measured?	• Waste tonnage data • Materials Analysis Facility (MAF) analysis
Responsibility	• Head of PI – monitoring of progress against WPP • Responsibilities around specific actions detailed in the approved WPP - all Project Integra authorities have a role
Resources	• PI WP working group where appropriate • Resources allocated via HCC WP workstream
Timescale	Approved plan of activity up to June 2019

Action 4	Hampshire Waste Partnership Project
Detail	The Hampshire Waste Partnership Project will shape the medium to long term future for recycling services in the future. There are two strongly linked workstreams: • Development of a final business case for changes to input specification and configuration of MRF infrastructure – and implement recommendations as appropriate • Identify best way of reducing whole system costs via relationships between PI partners, and the tools to do so (constitution, MoU, JMWMS etc.)
What would success look like?	• Increased recycling rates • Reduced whole system costs
How will this be measured?	• Waste data and MAF analysis • Monitoring of cost benefits
Responsibility	• Currently led by HIOWLA with PI support
Resources	• At individual partner level as required • PI Strategy and Collaboration Group is supporting development of the project
Timescale	• Business case by summer 2018 • Implementation timetable TBC based on outcome of business case

Action 5	Joint Working outside of PI
Detail	Ensure engagement with: • Waste partnerships (esp. in the south east region) • Other networks including National Association of Waste Disposal Officers • Central Govt, to influence future policy development – particularly important in 2018 with increased focus on plastics and Defra's development of a new waste and resources strategy
What would success look like?	• Increased opportunities for performance improvement and reduced costs, and influence of future waste policy
How will this be measured?	• Commentary provided by head of PI in annual action plan update
Responsibility	• Led by Head of Project Integra
Resources	• Officer time and resources as required
Timescale	• 2018-21

Action 6	Health and Safety
Detail	Through the PI group Common Approach to Safety and Health (CASH) ensure best practice shared and projects delivered by task and finish groups, including: • Reversing safely - engage with national working groups and develop resource pack for partners
Target	• Reduction in lost-time incidents in Hampshire
How will this be measured?	• Monitoring of H&S statistics • Produce annual report for PISB on the progress made by the group • Influence national H&S debate through multi-agency H&S forums
Responsibility	• Head of Project Integra, Chair of CASH

Resources	• Individual partner officer time.
Timescale	• Annual Report at June PISB.

Action 7	**Glass Processing Contract**
Detail	PI authorities have a joint contract for processing of glass collected at kerbside or via bringsites and HWRCs. Current contract ends in July 2018. The following is required: • Complete procurement process for processing of glass collected via kerbside, bring sites and HWRCs • Mobilise new contract, and monitor performance through first two years • Evaluate performance and make recommendation at end of initial two-year contract period
What would success look like?	• Secure a value for money outlet for PI glass from 2018 and beyond. Achieve income levels at or above the national average.
How will this be measured?	• Monitoring of average values of collected glass. Other KPI monitoring via the new contract.
Responsibility	• Lead Head of Project Integra in partnership with HCC as managing authority for the contract, and a PI working group.
Resources	• As detailed in the glass processing partnering agreement
Timescale	• 2018-2021

Action 8	**Training**
Detail	• Continue with existing joint training programme for front-line drivers (Certificates of Professional Competence) provided to EBC, FBC, NFDC • Renew CPC training post-2019 • Identify other training opportunities
What would success look like?	• Achieve better value for money and significant savings for Project Integra partners. • Produce annual report on progress.
Responsibility	• Lead Head of Project Integra
Resources	• Project Integra Budget
Timescale	• 2018-21

Action 9	**Waste Composition Analysis**
Detail	At the October 2017 PISB, it was agreed that a county-wide waste composition analysis would be undertaken during 2018. This analysis will require planning and a procurement process, as well as analysis and a final report to inform various workstreams.
What would success look like?	• Delivery of full waste composition analysis including final report
Responsibility	• Head of Project Integra, HCC WP Manager, and a PI working group
Resources	• £100k budget made up of contributions from all PI partners
Timescale	• 2018

Action 10	Hampshire Flytipping Strategy
Detail	In February 2017 the PISB agreed that the Hampshire Flytipping Strategy[8] would be supported by PI via the governance systems already in place. Flytipping was an area of growing concern with the county. The strategy has the following vision: *"A future for Hampshire where we work together to ensure that all parties take responsibility for their waste, so as to bring about a significant reduction in the unacceptable social, economic and environmental harm caused by flytippng."*
What would success look like?	• The flytipping strategy itself contain three key aims and numerous objectives • The overall goal is a reduction in flytipping in Hampshire
Responsibility	• Flytipping Partnership and Project Officer (HCC) • Support from private and public partners and stakeholders
Resources	• Flytipping Partnership and Project Officer funded by HCC and jointly hosted by Trading Standards and Waste and Resource Management • Partner input to working groups and the overall strategy as required
Timescale	• Officer post is funded initially to July 2019 • Flytipping Strategy has no end date but will be reviewed as and when appropriate.

5 Resources

5.1 The forecast for the PI Executive and Materials Analysis Facility for the next three years is given in Table 1 below:

	18/19	19/20	20/21
Expenditure			
Staff costs	£79,767	£83,786	£88,005
Communications & Research SLA	£25,000	£25,000	£25,000
Other costs	£1,000	£1,000	£1,000
Net Expenditure	**£105,767**	**£109,786**	**£114,005**

Note that these are estimates only, and that more accurate forecasts will be given annually in the annual report on Action Plan progress. Authority contributions are

[8] http://documents.hants.gov.uk/waste-prevention/fly-tipping-strategy.pdf

based on:

- Executive - total number of households with elements for collection (80%) and disposal (20%);
- Materials Analysis Facility – one third WCAs (evenly split), one third WDAs (split no. households), one third VES.

The contributions for each authority are set out in Table 2.

5.2 Proposals to utilise the current underspend held on the PI account will be agreed by the PI Strategic Board as and when required.

5.3 Individual partner authorities will need to give consideration to how they will support the actions in this plan, through staff or other resources, to ensure the partnership achieves its objectives.

Table 2

Authority Contributions

	2018-19			2019-20			2020-21		
	PI Executive	**MAF**	**Total**	**PI Executive**	**MAF**	**Total**	**PI Executive**	**MAF**	**Total**
Basingstoke	7,671	6,785	14,456	7,962	7,021	14,983	8,267	7,302	15,569
East Hampshire	5,338	6,785	12,123	5,540	7,021	12,561	5,753	7,302	13,055
Eastleigh	5,649	6,785	12,434	5,863	7,021	12,884	6,088	7,302	13,390
Fareham	5,103	6,785	11,888	5,297	7,021	12,318	5,500	7,302	12,802
Gosport	3,840	6,785	10,625	3,986	7,021	11,007	4,139	7,302	11,441
Hart	3,984	6,785	10,769	4,135	7,021	11,156	4,294	7,302	11,596
Havant	5,653	6,785	12,438	5,867	7,021	12,888	6,092	7,302	13,394
New Forest	8,440	6,785	15,225	8,760	7,021	15,781	9,096	7,302	16,398
Portsmouth	11,736	16,988	28,724	12,181	17,545	29,726	12,649	18,212	30,861
Rushmoor	4,094	6,785	10,879	4,249	7,021	11,270	4,412	7,302	11,714
Southampton	13,699	18,797	32,496	14,218	19,516	33,734	14,763	20,363	35,126
Test Valley	5,463	6,785	12,248	5,670	7,021	12,691	5,888	7,302	13,190
Winchester	5,312	6,785	12,097	5,513	7,021	12,534	5,725	7,302	13,027
Hampshire	15,137	65,987	81,124	15,710	68,257	83,967	16,312	70,957	87,269
Veolia	4,648	88,202	92,851	4,834	91,276	96,111	5,028	94,927	99,955
Total	**105,767**	**264,607**	**370,374**	**109,785**	**273,829**	**383,614**	**114,006**	**284,782**	**398,788**

FAREHAM
BOROUGH COUNCIL

Report to the Executive for Decision
09 April 2018

Portfolio:	Streetscene
Subject:	**Holly Hill Car Park Path**
Report of:	Head of Streetscene
Corporate Priority:	Protect and enhance the environment

Purpose:
To agree to fund and construct an informal path to link the car park at Holly Hill Leisure Centre with the existing footpath that's leads to the entrance of Sarisbury Infant School.

Executive summary:
Prior to the opening of the new Holly Hill Leisure Centre parents predominantly used the Holly Hill Woodland car park when dropping off and collecting children attending Sarisbury Infant School.

Some parents are now using Holly Hill Leisure Centre car park to avoid crossing Barnes Lane. However, there is currently no direct path from the car park to the school entrance. This means parents and children sometimes get wet and dirty shoes when walking across the grass to the school entrance. The proposal is to provide an informal path to link the car park at Holly Hill Leisure Centre with the existing footpath that's leads to the entrance of Sarisbury Infant School.

There is no revenue budget available in Streetscene to cover the estimated £6,200 to construct the path. There is a capital budget of £36,000 for footpath improvements which is used to repair or replace existing footpaths on public open space and in cemeteries. It is proposed to fund the cost of constructing the path from this budget.

The path will be constructed of resin bound gravel and will require periodic works to maintain a level surface. The grass edges of the path will require trimming on a regular basis along with treatment of weed growth. These will be additional maintenance tasks for the Streetscene team to undertake with the cost funded from the existing Streetscene revenue budget.

A specialist Engineering Design Team has been consulted about the construction of the path and they have confirmed there is no requirement to undertake a formal risk assessment.

Recommendation/Recommended Option:
It is recommended that the Executive agrees:

(a) to construct an informal path to link the car park at Holly Hill Leisure Centre with the existing footpath that leads to the entrance of Sarisbury Infant School; and

(b) that the estimated cost of £6,200 to construct the path is funded from the Footpath Improvements capital budget.

Reason:
To construct an informal path to link the car park at Holly Hill Leisure Centre with the existing footpath that leads to the entrance of Sarisbury Infant School.

Cost of proposals:
The cost to construct the path is £6,200. There is a capital budget of £26,000 for Footpath Improvements. This budget is used to fund repairs or replacement of existing footpaths on public open space and in cemeteries. £10,000 has been allocated in the current financial year with £16,000 remaining.

Appendices: **A: Plan Indicating Location of the Proposed Path**

Background papers: **None**

Reference papers: **None**

FAREHAM
BOROUGH COUNCIL

Executive Briefing Paper

Date:	09 April 2018
Subject:	Holly Hill Car Park Path
Briefing by:	Head of Streetscene
Portfolio:	Streetscene

INTRODUCTION

1. Holly Hill Leisure Centre opened to the public in October 2016 and the adjacent Play Area opened in Summer 2017. The site is now very popular and the car park is heavily used by visitors to the leisure centre, play area and walkers enjoying the natural green space and woodland.

2. The car park is also used by the parents of children who attend Sarisbury Infant School. This report seeks approval to fund and construct a path, on Council owned land, from the Holly Hill Leisure Centre car park to the school entrance.

BACKGROUND

3. Prior to the opening of the new Holly Hill Leisure Centre, parents dropping off and collecting children attending Sarisbury Infant School, predominantly used the Holly Hill Woodland car park. This car park is located on the opposite side of the road from the school.

4. During peak times, the Holly Hill Woodland car park is very busy as it is also used by parents with children who attend the Woodlands Nursery, which is directly opposite. Although convenient, it does involve crossing Barnes Road via the pedestrian crossing.

5. Some parents are now using Holly Hill Leisure Centre car park to avoid crossing Barnes Lane. The peak times for school drop off and collection do not coincide with the peak times for the leisure centre so there is no real conflict as it stands.

6. However, there is no direct path linking up the car park with the footpath that leads to the school entrance. Parents park their vehicle at a point closest to the school and then walk across the grass, either to the school entrance or onto the existing footpath that leads to the school entrance.

7. At times, the grass becomes wet and muddy in places. Parents have written to the Council requesting a path is installed from the car park to the existing footpath adjacent to the school entrance to avoid parents and children getting wet and muddy shoes.

PROPOSAL

8. The proposal is to provide a path along the grass area running parallel to the car parking bays nearest the school entrance. The path will then go across the shortest point from the car park edge and link to the existing footpath to the school entrance. This land is owned by Fareham Borough Council. A plan indicating the location of the proposed path is contained in Appendix A.

9. The path would run immediately adjacent to the parked cars with regular access points from the car park onto the path. This is the only practical option that reduces the risk of parents and children walking through the car park.

10. The cost of installing a path with a blacktop surface is prohibitive but costs have been obtained to install a path constructed of resin bound gravel. This is similar to the type of informal path constructed in the Council's countryside sites. The estimated cost is £6,200.

11. The nature of the material used to construct the path, means that it will require periodic works to maintain a level surface. The grass edges of the path will require trimming on a regular basis along with treatment of the weeds. These will be additional maintenance tasks for the Streetscene team to undertake with the cost funded from the existing Streetscene revenue budget.

12. The Headteacher of Sarisbury Infant School has expressed support for the installation of the path. However, the school is not able to make a financial contribution to the cost as they have very limited budget and do not have spare funds available.

RISK ASSESSMENT

13. A specialist Engineering Design Team has been consulted about the construction of the path and they have confirmed there is no requirement to undertake a formal risk assessment.

FINANCIAL IMPLICATIONS

14. There is no revenue budget available in Streetscene to cover the estimated £6,200 cost to construct the path. There is a capital budget for footpath improvements which is used to fund repairs or replace existing footpaths on public open space and in cemeteries. There is a budget of £26,000 and £10,000 has already been allocated for this financial year leaving a balance of £16,000. It is proposed to fund the works from this budget.

CONCLUSION

15. Some parents are using Holly Hill Leisure Centre car park when dropping off and collecting children attending Sarisbury Infant School. There is currently no direct path from the car park to the school entrance which means parents and children sometimes get wet and dirty shoes when walking across the grass to the school entrance.

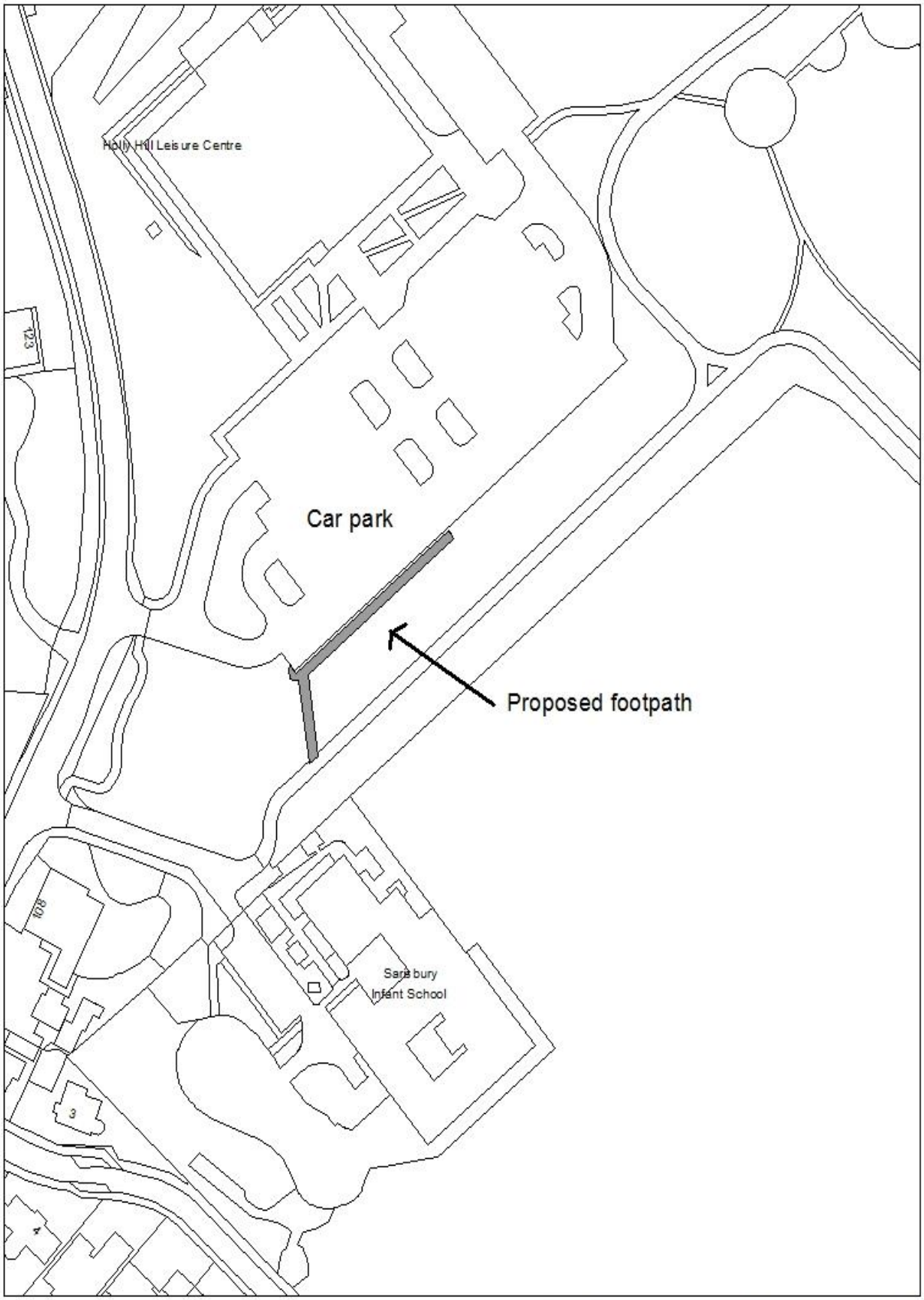
16. The proposal is to provide an informal path to link the car park at Holly Hill Leisure Centre with the existing path that's leads to the entrance of Sarisbury Infant School.

Enquires:

For further information on this report please contact Mark Bowler. (Ext 4420)

Holly Hill Leisure Centre path

Appendix A



FAREHAM
BOROUGH COUNCIL

FAREHAM
BOROUGH COUNCIL

Report to the Executive for Decision
09 April 2018

Portfolio:	Planning and Development
Subject:	**Response to Government Consultations on the National Planning Policy Framework & Supporting housing delivery through developer contributions**
Report of:	Director of Planning & Regulation
Corporate Priorities:	Providing housing choices Protect and enhance the environment Strong, safe, inclusive and healthy communities Maintain and extend prosperity Leisure opportunities for health and fun Dynamic produce and progressive Council

Purpose:
To seek approval of Fareham Borough Council's response, as outlined in this report, with Appendices 1 & 2 which are the Council's full and detailed response to the two separate Government consultations, to be submitted prior to the end of the consultation period (10 May 2018).

Executive Summary:
On 5 March 2018, the Government launched a series of documents centred on the planning system for consultation up until 10 May 2018 (Reference Papers A-E).

This report briefly outlines the most significant proposals within these Government five consultation documents (Reference Papers A, B, C, D & E).

This report also sets out the Council's overall response to the two Government's consultation documents that seek specific answers to the questions posed (Reference Papers A & E).

It is important to highlight that, like the Council's previous response last year to 'Planning for the right homes in the right places: consultation proposals', this report emphasises that the Council is very concerned about the immediate and significant increase on housing requirements that the Government's proposed new standard method for calculating local need would have. This would in turn have an adverse and negative impact on the five-year housing land supply in the Borough and its

local communities.

If the Government impose these consultation proposals, it would rapidly increase the level of housing need in the Borough and leave local authorities exposed to the potential requirements to accommodate the unmet need from neighbouring authorities.

These two aspects would have an immediate significant detrimental effect on the Council's five-year housing land supply position.

In addition, the Government is proposing a Housing Delivery Test (Reference Paper D) potentially with a 2018 start date but using retrospective three-year requirements. If imposed, this would rapidly further increase levels of future housing need, resulting in totally unrealistic housing delivery targets.

These proposed reforms are comprehensively and specifically targeted at local authorities to deliver. Local authorities, like Fareham, with negligible ownership of deliverable sites, can permit (i.e. determine planning applications for housing) but not deliver. The proposals, if fully imposed, would result in an immediate and unrealistic significantly increased level of housing need numbers to deliver.

All of this would lead to a wholly unaccountable decision-making process for local communities, as in effect national policy will simply dictate local planning decisions, further undermining the plan-led system and local authorities such as Fareham Borough Council.

Also, as the Council highlighted in it's previous response to the Government proposals consulted upon last year, 'Planning for the right homes in the right places', if enacted, such reforms would significantly undermine the collaborative and beneficial work already undertaken by the Council and with the Partnership for Urban South Hampshire (PUSH).

Recommendations:
It is recommended that the Executive agrees:

(a) Fareham Borough Council's overall response to recent Government consultations (Reference Papers A, B, C, D & E) as outlined in this report, along with both Appendices 1 and 2 attached to this report, which directly answer specific questions posed by the Government in Reference Papers A and E respectively, and for these to be submitted to the Government prior to 10 May 2018 for their consideration;

(b) that the Director of Planning and Regulation be authorised to make any necessary minor amendments in consultation with the Executive Member for Planning and Development to Appendices 1 and 2, prior to their submission to the Government's consultation deadline (10 May 2018), provided these do not change their overall direction, shape or emphasis; and

(c) to write to local Members of Parliament (MPs) highlighting the unreasonable, unrealistic nature of the proposals and seeking their support for the Council's position and write to relevant Government Ministers

(Secretary of State for Housing, Communities and Local Government and Minister of State for Housing) to convey the Council's overall opposition to the Government's current consultation proposals.

Reason:
If the Government impose these consultation proposals, including the proposal to utilise a standard method for calculating local housing need and to meet unmet neighbouring authorities need, this will have an immediate and significant increase in the Council's housing requirements. It will have an immediate and adverse negative impact on the Borough. Consequently, undermining the plan-led system (i.e. Local Plan) and locally accountable decision-making (i.e. planning applications), as well as the constructive work already undertaken by Fareham Borough Council and jointly within PUSH.

Cost of proposals:
Existing resource budgets cover the officer time necessary to respond to this Government consultation.

Appendices:

Appendix 1. Fareham Borough Council's Response – including Technical/Clarification Matters - to the Government's (Ministry of Housing, Communities and Local Government) Consultation on 'National Planning Policy Framework: Consultation proposals' (March 2018).

Appendix 2. Fareham Borough Council's Response – including Technical/Clarification Matters - to the Government's (Ministry of Housing, Communities and Local Government) Consultation on 'Supporting housing delivery through developer contributions: Reforming developer contributions to affordable housing and infrastructure' (March 2018).

Background papers: N/A

Reference papers:

Reference Paper A: Ministry of Housing, Communities and Local Government (March 2018) 'National Planning Policy Framework: Consultation proposals'.
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685288/NPPF_Consultation.pdf

Reference Paper B: Ministry of Housing, Communities and Local Government (March 2018) 'National Planning Policy Framework: Draft text for consultation'.
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf

Reference Paper C: Ministry of Housing, Communities and Local Government (March 2018) 'Draft Planning Practice Guidance: Draft update to planning guidance which will form part of the Government's online Planning Practice Guidance'. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/687239/Draft_planning_practice_guidance.pdf

Reference Paper D: Ministry of Housing, Communities and Local Government (March 2018) 'Housing Delivery Test Draft Measurement Rule Book: Draft methodology to calculating the Housing Delivery Test'. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685292/Housing_Delivery_Test_Measurement_Rule_Book.pdf

Reference Paper E: Ministry of Housing, Communities and Local Government (March 2018) 'Supporting housing delivery through developer contributions: Reforming developer contributions to affordable housing and infrastructure'. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/691182/Developer_Contributions_Consultation.pdf

Other reference papers:

Reference Paper F: Department for Communities and Local Government (February 2017) Housing White Paper 'Fixing our broken housing market'. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

Reference Paper G: Department for Communities and Local Government (September 2017) 'Planning for the right homes in the right places'. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685293/Government_response_to_Planning_for_the_right_homes_in_the_right_places_consultation.pdf

Reference Paper H: Fareham Borough Council (6 November 2017) Executive Report 'Planning for the right homes in the right places: Response to Government Consultation'. http://moderngov.fareham.gov.uk/documents/s19375/Planning%20for%20the%20right%20homes%20in%20the%20right%20places%20Report.pdf

Reference Paper I: Ministry of Housing, Communities and Local Government (March 2018) 'Government response to the Planning for the right homes for the right places consultation: A summary of consultation responses and the Government's view on the way forward'. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685293/Government_response_to_Planning_for_the_right_homes_in_the_right_places_consultation.pdf

Please note if Members require a hard copy of any of the above reference papers, please contact Democratic Services to request copies.

FAREHAM
BOROUGH COUNCIL

Executive Briefing Paper

Date:	09 April 2018
Subject:	**Response to Government Consultations on the National Planning Policy Framework & Supporting housing delivery through developer contributions**
Briefing by:	Director of Planning and Regulation
Portfolio:	Planning and Development

BACKGROUND

1. On 5 March 2018, the Government launched a series of documents centred on the planning system for consultation up until 10 May 2018 (Reference Papers A-E). This briefing paper outlines the most obvious significant proposals within these Government five consultation documents (Reference Papers A, B, C, D & E).

2. This briefing paper also sets out the Council's overall response to the two Government consultation documents that seek specific answers to the questions posed (Reference Papers A & E).

3. The first of these consultation documents is entitled 'National Planning Policy Framework: Consultation proposals' (Reference Paper A), which largely poses questions in relation to the proposed changes to national planning policy (i.e. the National Planning Policy Framework) contained in Reference Paper B, and further supported guidance in Reference Paper C (i.e. proposed changes to National Planning Policy Guidance).

4. The second of these consultation documents is entitled 'Supporting housing delivery through developer contributions to affordable housing and infrastructure', Reference Paper E, which has it own separate consultation.

5. Both consultations last just over 9-weeks, ending on 10 May 2018.

6. The following section provides both the context to the Government reforms proposed and outlines the most significant proposals within the consultation documents focused on changes to national planning policy and guidance (Reference Papers A, B, C & D).

7. An outline of the most significant proposals in Reference Paper E is covered in a later dedicated section within this briefing paper.

NATIONAL PLANNING POLICY FRAMEWORK: CONSULTATION PROPOSALS

Context

8. The document entitled 'National Planning Policy Framework: Consultation proposals' (Reference Paper A) poses a series of questions for respondents to answer.

9. In the introduction (Reference Paper A), the Government explains that the 'country does not have enough homes' and for 'decades the number of new homes has not kept pace with rising demand', thus 'resulting in soaring prices and rising rents'. In its own words, 'it (the Government) set out a comprehensive strategy to tackle these failures' in the publication of the housing White Paper 'Fixing our broken housing market' (February 2017), produced further detail on a number of these reforms in 'Planning for the right homes in the right places' (September 2017) and in the 2017 Budget 'put us on track to reach 300,000 net additional homes a year'. In addition, the Government cites a 'more active' Homes England' and a 'manifesto commitment to capture increases in land value and reinvest that in local infrastructure, essential services and further housing'.

10. Within the document 'National Planning Policy Framework: Consultation proposals' (Reference Paper A) it explains that the Government is announcing further progress on turning their strategy into reality through a draft new National Planning Policy Framework (Reference Paper B), draft updates to national planning policy guidance (Reference Paper C), proposals for reforming developer contribution, to be delivered through regulations (Reference Paper E) and associated papers (including the Government's response to the consultations on the housing White Paper and Planning for the right homes in the right places). The Government has also issued a draft methodology for calculating the Housing Delivery Test, which is contained in Reference Paper D of this briefing paper.

11. Finally, by way of introduction, it is explained in the consultation proposals (Reference Paper A) that it is the Government's intent to publish a final National Planning Policy Framework (NPPF) before the summer (2018), subject to the consultation.

12. It is also important to highlight that the Government is considering further planning reforms, subject to the outcomes of Sir Oliver Letwin's review of the build out rates of planning permissions into homes. The Letwin Review is an expert panel set up to review why hundreds of thousand of homes have not been built despite planning permission (i.e. the gap between number of planning permissions being granted and those built in areas of high demand).

Summary of NPPF Consultation Proposals & Implications to Fareham Borough Council

13. Whilst there are numerous proposals within the Government's 'National Planning Policy Framework: Consultation proposals' (Reference Paper A) and the associated consultations (Reference Papers B, & D), this briefing paper highlights those with the most significant implications to this Council. The Council's full response is contained in Appendix 1, including any Council consultation responses to technical matters or requests for clarification from Government.

The Government's Proposals on Objectively Assessed Need for Housing (the 'Standard Approach')

14. The first significant proposal is the expectation that a specifically nationally defined 'objectively assessed need' for housing is to be accommodated by local planning authorities (Councils). This includes meeting unmet needs from neighbouring authorities. This composite proposal features throughout the Government's consultation, particularly paragraphs 11.b) and 36.a) (Reference Paper B). For clarity, whilst the Government uses the term 'objectively assessed need', the same term the existing Draft Local Plan uses for housing needs (in line with current policy). However, the Government actually mean using a new proposed 'standard approach' to calculating housing need. This is later confirmed in the consultation document (paragraph 61 of Reference Paper B) which states that the Government requires 'strategic plans' (i.e. strategic policies in Local Plans) to be based upon a local housing need assessment 'using the standard method in national planning guidance.'

15. It is important to highlight, under the Government's proposed new standard method Fareham's housing need would rise from the existing 420 to a new target of 531, an uplift of 111 dwellings per annum, for at least ten years (2016-2026). This equates to some 1,110 additional homes required in the Borough, if the Government take these proposals forward. Given that paragraph 22 of the Government's proposed changes to national policy (Reference Paper B) states that Local Plan (i.e. strategic) policies should look ahead over a minimum fifteen-year period from adoption. It could be inferred that the Government's standard approach is applied for a fifteen to twenty-year period for plan-making purposes, thus further increasing housing requirements.

The Implications of the Government's Proposed 'Standard Approach' for Calculating Housing Need on Fareham

16. The Government consulted on this new proposed standard method for calculating housing need through a previous consultation on 'Planning for the right homes in the right places' back in September 2017. At the time, as clearly expressed in a previous (6 November 2017) Executive Report (Reference Paper H), the Council fundamentally disagreed with this standardised approach and submitted a consultation response to the Government that stated its opposition. This opposition is repeated in this briefing paper, with some additional emphasis, given the more detailed proposals contained in these recent Government proposals.

17. This standard approach imposed by Government, put simply, sets a baseline of housing need using data from the ONS (Office for National Statistics) on household growth projections (i.e. annual average household growth over a 10 year period), plus an adjustment factor based on local affordability (i.e. the higher the household income to price differential the more houses an authority should provide with the Government's proposed cap applied for those authorities who have reviewed and adopted their Local Plan in the last five years.

18. As previously stated, this would if enacted by Government, lead to an additional 1,110 home requirements over ten years up to 2026. This would, in effect, have an immediate and significant increase in the Borough's housing needs through this Government imposition of a standard approach. Furthermore, it is completely unreasonable to expect local planning authorities to apply a Government imposed standard approach retrospectively in terms of increased supply and delivery demands as a matter of principle.

The Government's Proposals for Councils to Have Agreements with other Authorities, so Unmet Needs from Neighbouring Areas is Accommodated

19. Furthermore, the Government also states that 'the strategy' (i.e. Local Plan) 'is informed by agreements with other authorities, so unmet needs from neighbouring areas is accommodated' (paragraph 36 c) of Reference Paper B). The quantum of development needing to be accommodated would be established through a new requirement to produce 'Statements of Common Ground' (SOCG) between neighbouring authorities. It is clear from Government that SOCGs are designed in a manner that strategic matters are dealt with rather than deferred. The implications of this are that, if the Government enacts these reforms not only would, as a minimum, Fareham have a requirement for 1,110 additional homes, but the Council would also be required to have agreements in place, so unmet needs from other neighbouring authorities are accommodated as well.

Implications of Government Proposals for Authorities to Meet Unmet Housing Need from Neighbouring Authorities

20. There is a fundamental flaw in this approach in that different authorities are often at different stages of plan making, including their development of a proportionate evidence base to substantiate their approach to development. Therefore, if, say Authority A is in a more advance approach of plan-making, a neighbour, say Authority B, may not have sufficient evidence to substantiate their position of not being able to meet their need. These proposals could effectively slow plan-making down, adversely affecting Authority A from advancing a plan. Fareham Borough Council would therefore argue for an authority to successfully maintain it cannot meet its need, it's Local Plan would need to have been adopted before a neighbouring authority would be expected to see if it could accommodate their need.

21. Furthermore, it appears that in the eyes of the Government, proposals for Local Plans to be considered sound, as a minimum, they need to meet the standard approach to housing.

The Government's Proposals & Implications regarding the Presumption in Favour of Sustainable Development for Local Decision-making (i.e. housing planning applications)

22. Paragraph 11 (of Reference Paper B) highlights that strategic plans (i.e. the Local Plan) 'should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless' the Government's prescriptive criteria apply. This in turn, put simply, means Government's proposed policies provide a specific reason for restricting development, such as green belt and national parks, however they are set out in a defined list rather than as examples, as in the present framework. Proposed national policy therefore gives authorities like Fareham very limited protections from development in valued locations in the Borough.

The Implications of the Government's Standard Approach to Housing Need on Fareham's Five-Year Land Supply

23. It is apparent that any shortfall in delivery of the Government's standardised housing figures will have to be met by those Council's affected within five years from adoption or review of a Local Plan, or from the introduction of the standardised method if enacted. Thus, potentially having a significant effect on a Council's five-year housing land supply position.

24. Paragraph 74 of the proposed changes to National Planning Policy Framework (Reference Paper B) sets out a range of buffers, which should be added into the five year land supply calculations. The Government explains that buffers are not cumulative, meaning that an authority should add either a 5%, 10% or 20% buffer. The Government's proposals make it clear that the supply of specific deliverable sites should include a buffer of 5% to ensure choice and competition, or 10% where they wish to demonstrate a five-year supply of specific deliverable sites (through an annual position statement or recently adopted plan), or 20% where there has been significant under-delivery.

25. The Government also state that 'local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, or against their local housing need where the strategic plan is more than five years old.' This means, the Council should have an agreed annual position statement.

26. The Government's proposed standardised approach to calculating housing need and the implications for the Council's five-year housing land supply position, undermines both the existing adopted and emerging Fareham Local Plan 2036 (recently consulted upon). They potentially have immediate significant adverse effects on the Borough. These proposals present real dangers where unrealistic buffers are arbitrarily applied through Government policy and guidance, if the Council's well-reasoned objections are not listened to.

The Government's Proposed Housing Delivery Test (in relation to Five-year Housing Supply)

27. The Government's proposed Housing Delivery Test (HDT) is set out in the Government's consultation document 'Housing Delivery Test Draft Measurement Rule Book: Draft methodology to calculating the Housing Delivery Test'. (Reference Paper D). HDT is the percentage measurement of the number of net homes delivered against the number of homes required in a plan-making authority over a previous three-year period (paragraph 2 of Reference Paper D).

28. It is clear the Government is proposing to use a standard housing need figure as the basis for calculating the HDT, particularly where local plans are out of date. The Government state that the HDT required figure will be used where it is lower than the adopted housing requirement or the local housing need figure and unmet neighbours' need figure (paragraph 3 of Reference Paper D).

The Government's Proposed Sanctions & Implications for those Authorities who do not meet the HDT or Five-year Housing Supply

29. The policy consequences of not meeting the HDT are outlined in paragraphs 74-77 of the Government's 'National Planning Policy Framework: Draft text for consultation' (Reference Paper B).

30. Paragraph 75 of the Government's consultation states that for planning applications for housing, paragraph 11d of proposed national policy would apply (Reference Paper B) if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with an appropriate buffer), or where the Housing Delivery Test (HDT) indicates delivery of housing has been substantially below the requirement over the previous three years. Put simply, local planning authorities without a five-year housing

land supply or failing the Housing Delivery Test would be open to development on developable sites not within adopted Local Plans that have been found sound and have involved engagement with local communities, along with the development industry and other interested parties. Therefore, this Council is strongly opposed to these Government proposals.

31. If the Government go ahead with these proposals, it is clear that there will be a requirement for Councils (local planning authorities) to produce an action plan where delivery has fallen below 95% of its' housing requirement over the three previous years. From November 2018, councils will also need to provide a 20% buffer on top of its five-year supply of deliverable sites, where delivery in the previous three years was below 85% of the housing requirement. From 2020, the presumption in favour of sustainable development will also apply where delivery is below 75% of the authority's housing requirement. Whilst not included in the revised NPPF draft, the consultation document clarifies that the application of the presumption will also apply where delivery is less than 25% of the housing requirement in 2018 and 45% in 2019.

32. This would act to further compound the unrealistic standardised housing targets imposed by Government, therefore in turn having a negative impact on the housing supply figures (five-year housing land supply) and delivery (Housing Delivery Test). These Government proposals, as the following paragraphs explain, mean that the Council will have little or no influence on achieving the unrealistic housing supply and delivery targets set by Government, further undermining plan-making and local decision-making for local communities.

The Council's Overall Response to the Government's NPPF Consultation

Council Opposition to a Non-Plan, Non-Led Locally & Accountable Planning System

33. Fareham Borough Council fundamentally disagrees with the proposed standard approach to assessing local housing need for the following reasons.

34. Fareham Borough Council has over many years worked jointly with other local authorities in south Hampshire area and key partners through the Partnership for Urban South Hampshire (PUSH). For clarity, PUSH is a partnership of Hampshire County Council; the unitary authorities of Portsmouth, Southampton, Isle of Wight; and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester. The PUSH Local Authorities also work collaboratively with the Solent Local Enterprise Partnership, Environment Agency and other relevant bodies.

35. Whilst the PUSH Joint Committee has no statutory powers or functions, it plays a vital role in co-ordinating the preparation of sub-regional evidence and statements across the South Hampshire local authorities. The PUSH Local Authorities recognise the benefits of working together to support the sustainable economic growth of the sub-region and to facilitate the strategic planning functions necessary to support that growth, which is in line with current Government advice.

36. PUSH has been instrumental in agreeing a joined-up approach to addressing housing objectively assessed housing needs over three housing market areas (Southampton, Portsmouth and Isle of Wight). This is evident in the fact that the PUSH Local Authorities published a Spatial Position Statement in June 2016, which set out the overall need for, and a distribution of development in South Hampshire to 2034. This Statement draws on evidence from the South Hampshire Objectively Assessed Housing

Need (OAHN) Update Report published in April 2016, which updates and complements the Strategic Housing Market Assessment (SHMA) published in 2014. Furthermore, there are a number of evidence documents prepared through joint working by the PUSH Local Authorities that have helped inform the PUSH Spatial Position Statement on a whole series of strategic planning matters.

37. It is considered that this is a more locally accountable, collaborative and 'bottom-up' approach to responding to local housing needs over three housing market areas by PUSH. This Council contends that it is preferable to the 'top-down' imposed standard approach to housing need currently proposed by the Government. Over a relatively short time period PUSH has established a joint position and evidence base from which individual authorities can progress their own Local Plans.

38. Unlike paragraph 9 of the previous consultation ('Planning for the right homes in the right places'), these Government proposals nationally prescribe a definitive list of policies that provide specific reasons restricting development. Paragraph 9 of 'Planning for the right homes in the right places' explained that after establishing the number of homes that are needed in the area 'Local planning authorities then need to determine whether there are any environmental designations or other physical or policy constraints which prevent them from meeting this housing need. These included, but are not limited to, Ancient Woodland, the Green Belt, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest. They also need to engage with other authorities – through the duty to co-operate – to determine how any need that cannot be accommodated will be redistributed over a wider area. This means that the level of housing set out in a plan may be lower or higher than the local housing need.' This is what Fareham Borough Council and PUSH have worked towards and established though the PUSH Spatial Position Statement. This has resulted in, for example, agreement between PUSH Authorities that the protection of important strategic gaps such as the Meon Valley (which sits between the housing market areas of Southampton and Portsmouth) is supported. The Government's further current round of consultation gives no or little protection to those authorities who have landscapes and countryside that do not fall under these listed designations but are clearly valued by local communities and the Council.

39. This continual changing of the goal posts by Government acts to undermine and slow-down those local authorities such as Fareham positively plan-making under the existing regimes, which are successfully working with their neighbouring authorities.

Council Opposition to Imposition of Unrealistic Increases in Housing Delivery Requirements

40. The impacts of the Government proposals in terms of timescales are completely unreasonable. They act to undermine the plan-led planning system, as well as the value local communities place in their involvement into Local Plans and the development industry. This, in turn, undermines local decision-making for local communities, who should have the reassurance of a plan-led planning system. There are no suitably robust provisions within the Government's proposals (even in relation to the Government's provisions for stepped trajectories) that support authorities to have 'realistic' trajectories given the Government's focus on standardising housing needs.

41. Fareham Borough Council have sought to develop a Draft Local Plan which maximises brown-field regeneration sites and provides a strategic site at Welborne Garden Village

(for approximately 6,000 homes), as well as having draft allocations for four urban extensions and a combination of small to medium sites. If Government proposals are pursued, the Draft Local Plan and local-decision-making will be undermined by these unrealistic nationally imposed Government reforms. In conclusion, therefore Fareham Borough Council believes the current approach should remain and the Government's new proposals should not progress.

Council Opposition to Reforms Purely Focused on Council for All Aspects of Housing Delivery

42. The Council questions the focused and continued emphasis on local planning authorities for the main responsibility for housing delivery through these reforms, especially for those authorities who lack significant public land assets, rather than landowners and developers who possess suitable land assets to be sustainably developed. Local planning authorities are responsible for permitting sustainable development (i.e. planning permissions) in appropriate locations for local community benefit but not delivery (i.e. housing completions). Except for authorities that have suitable land ownership, which, in the case of Fareham Borough Council, is negligible. Clearly, if the Government task local planning authorities with delivery, simply by reducing the length of permissions when viable and practical, is inadequate for this proposed responsibility.

43. The Council believes the Government needs to reconsider these proposals, and target reforms on those responsible at each stage of the delivery of housing. If developers fail to deliver development (i.e. housing completions) with suitable infrastructure (i.e. in line with local community & Council aspirations), there is no recourse. For Council's like Fareham, to allocate less sustainable locations or more development, would result in much unnecessary anxiety from local communities and less sustainable development, which will have adverse affects on existing and future generations, which in turn undermines sustainable development.

44. Furthermore, in a small highly urbanised Borough, sandwiched between two major cities (Portsmouth and Southampton), where there are limited options for sustainable development, simply changing allocations that do not deliver as site promoters' or applicants have stated, is not a satisfactory approach. It is not one which is not plan-led or one which engages with local communities. It also causes local communities significant concern when there is uncertainty over delivery.

45. If, despite the Council's opposition, the Government does force through these proposals and impose these burdens on local planning authorities, it would need to give Councils suitable delivery mechanisms in the most sustainable locations. For example, the ability to new fast-track Compulsory Purchase Order (CPO) powers to acquire land allocated for sustainable development (i.e. edge of settlements where brown-field sites are fully exploited) at 'Existing Use Value' and appropriate compensation for disruption and relocation to those landowners and tenants affected in order that these sites are delivered. However, without appropriate mechanisms, CPOs remains an unsuitable, costly and lengthy method for Councils. The Council await the outcomes of Sir Oliver Letwin's review on these fundamental matters.

Council Opposition to the removal of the reference to 'Garden City Principles' within the NPPF

46. The removal of the Garden City principles (paragraph 52 of the existing NPPF) from the

draft revised NPPF appears to question the Government's support for new 'Locally-Led Garden Villages, Towns and Cities' that was only announced in March 2016. Fareham Borough Council has spent a considerable number of years investing in the planning of a new 6,000 home Garden Village community at Welborne. This has included the development and adoption of the Welborne Plan in 2015, which embraces 21st Century Garden City principles and sets out how the Council wants the new community to be developed. This further culminated in the award of Garden village status from Government in January 2017.

47. The Welborne Plan seeks to take as a starting point, the original guiding principles of the Garden City movement and update them to make them relevant to the 21st century. The long-established Garden City (Village) principles which will help guide the development of Welborne include the long-term stewardship of community assets, high quality imaginative design including homes with gardens, mixed tenure homes which are affordable for ordinary people, a strong local job offer with a variety of employment opportunities, easy access to generous green spaces linked to the wider countryside, local cultural, recreational and shopping facilities, and integrated and accessible transport systems.

48. The role of the NPPF should not only be to provide the specific guidance required when plan-making and determining applications, but also to provide an overarching vision for place-making and delivery standards when providing new housing. The deletion of the Garden City principles removes this vision, and does not replace it with an alternative. The proposed removal comprises part of the unequal balance that the revisions propose of speed and quantum of housing over quality. Furthermore, it comes at a stage where the Council is in the process of determining the Outline Planning Application for Welborne, and the suggested changes are likely to cause unnecessary confusion to both decision makers and the site promoter, and therefore having the undesired effect of impacting on development timeframes.

49. This Council remains completely committed to both the delivery of Welborne, which forms the central pillar of the Borough's housing supply over the next 25 years, and for the delivery of a high quality, inclusive and affordable new development to meet local housing need and urges the Government to retain a reference to Garden City principles within the new NPPF.

50. The other consultation document that has specific questions posed, which the Council can respond to, are within Reference Paper E (Supporting housing delivery through developer contributions: Reforming developer contributions to affordable housing and infrastructure). The following paragraphs cover this aspect of the consultation.

SUPPORTING HOUSING DELIVERY THROUGH DEVELOPER CONTRIBUTIONS: REFORMING DEVELOPER CONTRIBUTIONS TO AFFORDABLE HOUSING AND INFRASTRUCTURE

51. Whilst there are various proposals within the Government's Consultation proposals 'Supporting housing delivery through developer contributions: Reforming developer contributions to affordable housing and infrastructure' (Appendix E), this part of the report highlights the most significant to this Council. In addition, the Council's full response is contained in Appendix 2. It should also be noted that whilst the title of the document includes the words 'affordable housing' there is very little focus on this issue within the consultation.

52. At the present time Fareham Borough Council is a CIL charging authority and also secures contributions in some instances through planning obligations. Under CIL this Council charges a levy on new development such as housing to help deliver infrastructure within the Borough. The levy is based on floorspace and is 'non-negotiable'.

53. In addition to CIL this Council also enters into planning obligations. Planning obligations can be attached to a planning permission to make development acceptable, which would otherwise have been unacceptable in planning terms. Contributions towards affordable housing, off site junction improvements and education facilities are just some examples of matters for which this Council secures contributions through planning obligations. The Government's consultation proposes the continuation of both the CIL and planning obligation regime.

54. The consultation acknowledges that the current system of the Community Infrastructure Levy (CIL) and Developer Contributions is not working as well as it should. The consultation identifies that the system is too complex and has a number of uncertainties for developers. These factors act as a barrier to development and results in developers negotiating down the levels of affordable housing provided and infrastructure that has been agreed to be provided.

55. The Consultation sets out the Government's proposals for CIL and planning obligations secured pursuant to Section 106 of the Town and Country Planning Act 1990. The key objectives of the changes to the system are to:

- Reduce complexity and increase certainty for both Authorities and developers;
- Support swifter development;
- Increasing market responsiveness;
- Improving transparency and accountability of where money is spent; and
- Allowing the introduction of a Strategic Infrastructure Tariff (SIT)

56. Within the Consultation the government is seeking views on its proposals to:

- Streamline the process for local authorities to set and revise CIL charging schedules;
- In certain circumstances, to remove the pooling restriction;
- Improvements to the operation of CIL (which would have implications for Fareham Borough Council) such as:

    - How exemptions are administered
    - Clarifying and changing indexation
    - Setting CIL rates based on the existing use of land
    - Simplifying the charging of CIL on complex sites
    - Removing the requirement for a Regulation 123 List and requiring a 'Infrastructure Funding Statement' instead

Overall Council response to the Government's consultation on supporting housing delivery through developer contributions: reforming developer contributions to affordable housing and infrastructure

57. Fareham Borough Council is broadly supportive of the proposals from the Government in this Consultation.

Evidence on the need to fund infrastructure

58. The consultation seeks to establish views on aligning the evidence requirements for making a local plan and setting a CIL charging schedule. The Government's view is that viability evidence accepted for plan making should usually be considered sufficient for setting CIL rates subject to endorsement by an appropriate examiner. Aligning such evidence could avoid duplication, saving local authority resources and reducing complexity in the CIL setting process.

59. The Consultation sets out that it is likely most authorities will have an infrastructure funding need that is greater than anticipated CIL income. Where evidence, including that prepared to support plan making, shows a funding gap significantly greater than anticipated CIL income, the consultation proposes that further evidence of infrastructure funding need should not be required.

60. Where charging authorities consider there may have been significant changes in market conditions since evidence was produced, it may be appropriate for charging authorities to take a pragmatic approach to supplementing this information as part of setting CIL – for instance, assessing recent economic and development trends and working with developers (e.g. through local development forums), rather than procuring new and costly evidence.

61. There is no objection to this part of the consultation and the proposed Government proposals on this point are supported.

Removing unnecessary barriers: the pooling restriction

62. This part of the consultation reviews the pooling restriction within the CIL Regulations and whether this barrier to development is unnecessary and should be removed.

63. At present, there is a "pooling restriction" within Regulation 123 of the CIL Regulations which prevents councils from entering into more than five separate planning obligations in connection with a specific project or type of infrastructure. The initial purpose of the pooling restriction was to incentivise local authorities to introduce CIL in order to collect a fixed contribution towards infrastructure from a large number of developments.

64. The Government's CIL Review however has identified that the pooling restriction can hold back development and has been found to cause particular problems for large or strategic sites.

65. To address the issue, the Government sets out within the Consultation that it intends to remove the pooling restriction in areas:

- that have adopted CIL;
- where authorities fall under a threshold based on the tenth percentile of average new build house prices, meaning CIL cannot feasibly charged;
- or where development is planned on several strategic sites.

The pooling restriction would be retained in other circumstances.

66. On first reading, as an Authority that has adopted CIL, the Consultation indicates that the pooling restriction would be lifted for the whole Borough of Fareham. This being the

case this Council would strongly support the proposal. However, when reviewing the consultation questions on this matter it is noted that there is no specific question regarding this first bullet point.

67. The Consultation seeks views on when lifting the pooling restriction where significant development is planned on several large strategic sites whether this should be based on either:

    (1) a set percentage of homes, set out in a plan, are being delivered through a limited number of strategic sites; or

    (2) all planning obligations from a strategic site count as one planning obligation?

68. The Consultation suggests for part (1) of the question, that the pooling restriction for the whole Borough should be removed when a set percentage of homes, set out in a plan, are being delivered through a limited number of strategic sites. For example, where a plan is reliant on ten sites or fewer to deliver 50% or more of their homes.

69. In the case of Fareham, the main allocated Strategic Site within the Development Plan is Welborne. A number of 'cluster' sites are proposed throughout the Borough as part of the Local Plan Review.

70. It is recommended that Fareham Borough Council would prefer (1) above, assuming that the threshold will be set such that Welborne, as our current strategic site, would be delivering enough homes for the pooling restriction to be lifted from the rest of the Borough.

71. Furthermore, this approach would benefit the other smaller sites coming forward in the remainder of the Borough whereby planning obligations could then be pooled from smaller sites towards strategic infrastructure such as education provision.

72. The definition of "Strategic Site" is fundamental in how the lifting of the pooling restriction would work for the Borough of Fareham.

73. Fareham Borough Council's emerging Local Plan sets out a number of smaller sites that are in a confined geographical area, such as the 'Warsash cluster'. If these smaller sites were taken as a whole then they could potentially form 'Strategic Sites'. As such it is important for the Government to consider the fact that a number of smaller sites in close proximity could and should be included in the definition of "Strategic Site". Furthermore, it is suggested that the term 'Strategic Site' should apply to sites proposed for allocation in draft and emerging plans as well as those that are within an adopted development plan.

74. This Council strongly endorses the Government's proposals to lift the pooling restriction. In the event that certain criteria are applied to the lifting of this restriction and this is related to the delivery of strategic sites then the Council would broadly support this approach given the Council's allocation of Welborne and subject to the consideration of the other factors set out above in deciding what other scales of development would fall within the definition of "strategic site".

Improving transparency and increasing accountability

75. A common thread throughout the consultation is that the Government believes that

there is a need for greater clarity on how CIL and Section 106 planning obligations work together. Greater clarity can ensure developers and local communities have more certainty about how charging authorities intend to use CIL receipts and how monies raised has been spent. The Government therefore proposes to remove the restrictions on Section 106 planning obligations in Regulation 123 (the pooling restriction considered previously) and to remove the need for Regulation 123 lists.

76. Regulation 123 lists are proposed to be replaced with a more transparent approach to reporting by charging authorities on how they propose to use developer contributions, through Infrastructure Funding Statements. The Infrastructure Funding Statements would be published by the Council annually, and will set out the Council's priorities for spending CIL and Section 106 planning obligations for the coming five years.

77. In principle, the proposals are considered acceptable. It is considered important that the Government's Planning Practice Guidance indicates rather than prescribes what is within the Infrastructure Funding Statements. This will allow for some flexibility in how the information is presented whilst also meeting the expected levels of information within the Statement itself.

78. The Consultation also seeks views on allowing local planning authorities to seek a sum as part of Section 106 planning obligations for monitoring planning obligations.

79. There is often the need for the submission of and approval of details pursuant to planning obligations and some of these details may require attendance at meetings and site inspections. The Council is normally required to 'absorb' all of these costs and is unable to make a charge for the work associated with discharging planning obligations. The ability to recover these costs through the ability to attach a fee to planning obligations is therefore supported.

Conclusion

80. In conclusion, it is important to highlight that, like the Council's previous response last year to 'Planning for the right homes in the right places: consultation proposals', this report emphasises that the Council is very concerned about the immediate and significant increase on housing requirements that the Government's proposed new standard method for calculating local need would have. This would in turn have an adverse and negative impact on the five-year housing land supply in the Borough and its local communities.

81. If the Government impose these consultation proposals, it would rapidly increase the level of housing need in the Borough and leave local authorities exposed to the potential requirements to accommodate the unmet need from neighbouring authorities.

82. These two aspects would have an immediate significant detrimental effect on the Council's five-year housing land supply position.

83. In addition, the Government is proposing a Housing Delivery Test (Reference Paper D) potentially with a 2018 start date but using a retrospective three-year requirement. If imposed, this would rapidly further increase levels of future housing need, resulting in totally unrealistic housing delivery targets.

84. These proposed reforms are comprehensively and specifically targeted at local authorities to deliver. Local authorities, like Fareham, with negligible ownership of

deliverable sites, they can permit (i.e. determine planning applications for housing) but not deliver. The proposals, if fully imposed, would result in an immediate and unrealistic significantly increased level of housing need numbers to deliver.

85. All of this would lead to a wholly unaccountable decision-making process for local communities, as in effect national policy will simply dictate local planning decisions, further undermining the plan-led system and local authorities such as Fareham Borough Council.

86. Also, as the Council highlighted in it's previous response to the Government proposals consulted upon last year, 'Planning for the right homes in the right places', if enacted, such reforms would significantly undermine the collaborative and beneficial work already undertaken by the Council and with the Partnership for Urban South Hampshire (PUSH).

87. Furthermore, the Council opposes the removal of reference to the Garden City principles, which are in paragraph 52 of the existing NPPF. It is vital that future national policy makes reference to these principles as they ensure place-making visions are established in garden villages and cities and to ensure delivery standards are met when delivering strategic housing sites.

88. In terms of the proposals contained within the consultation: 'Supporting housing delivery through developer contributions', this Council supports many of the changes proposed.

89. The proposal to align the viability evidence for CIL charging schedules and plan making is welcomed as is the removal of the current 'pooling' arrangements in respect of Section 106 planning obligations. On the latter point this Council believes that as Fareham has CIL in place, the removal of the pooling arrangements should apply to housing sites across the Borough, especially when contributions are being sought towards infrastructure such as school enhancements/expansions and highway junction/ network improvements.

Enquiries:

For further information on this report please contact Claire Burnett, Head of Planning Strategy and Regeneration (extension 4330).

APPENDIX 1:

FAREHAM BOROUGH COUNCIL'S FULL RESPONSE – INCLUDING TECHNICAL/CLARIFICATION MATTERS - TO THE GOVERNMENT'S (MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT) CONSULTATION ON 'NATIONAL PLANNING POLICY FRAMEWORK: CONSULTATION PROPOSALS' (MARCH 2018).

Chapter 1. Introduction

Q1. Do you have any comments on the text in Chapter 1?

1. Paragraph 5 of the consultation document 'National Planning Policy Framework: Consultation proposals', states that the 'Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste.' From a technical point of view, it would be extremely helpful if the planning policy documents for traveller sites and for waste are fully integrated into the Framework and associated planning policy guidance for simplicity and clarity, which is clearly the intent of the reforms.

Chapter 2. Achieving sustainable development

Q3. Do you agree that the core principles section should be deleted, given its content has been retained and moved to other appropriate parts of the Framework?

2. Fareham Borough Council has no comment on this specific question; associated matters are dealt with in the answers to other questions posed.

Q4. Do you have any other comments on the text of Chapter 2, including the approach to providing additional certainty for neighbourhood plans in some circumstances?

3. It is recommended that when neighbourhood forums are established, the type of the proposed neighbourhood plan should be determined when designated. There should be two types of neighbourhood plan, one that allocates development and one that does not but may want to focus on, for instance design policies. Then it is clear from the outset what the purpose of the neighbourhood plan is, avoiding unnecessary local concern from the communities affected and aiding the focus of local authority resources supporting neighbourhood plans. Furthermore, those neighbourhood plans that allocate sites should have similar 'tests of soundness' that Local Plans require.

4. It is important that neighbourhood plans are in conformity with Local Plans, and there should be even more exacting requirements in the proposed guidance that where local and national protections are in place

through Local Plans, neighbourhood plans should also accord with these.

5. In respect to paragraphs 66 and 67 of the proposed changes, where it states that strategic plans (i.e. Local Plans) should set out a housing requirement figure for designated neighbourhood areas. This is further qualified by the statement that where it is not possible to provide a requirement figure for a neighbourhood area the local authority should provide an indicative figure. However, it is vague on the circumstances where a local authority, for valid reasons, does not allocate any housing requirement.

6. The subsequent statement is vague and open to interpretation 'This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.' It is unclear which factor takes precedence, yet when reading the proposed changes holistically, it appears to be the latter (i.e. most recently available planning strategy of the local planning authority'). This needs to be qualified further in future guidance.

Chapter 3. Plan-making

Q5. Do you agree with the further changes proposed to the tests of soundness, and to the other changes of policy in this chapter that have not already been consulted upon?

7. The Council objects, in particular to paragraph 36 a), which references in the tests of soundness that a strategy will, 'as a minimum, meet as much as possible of the area's objectively assessed needs (particularly for housing, using clear and justified method to identify needs), and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development'.

8. To summarise, it is important to highlight that, like the Council's previous response to the Government last year to 'Planning for the right homes in the right places: consultation proposals', it emphasised that the Council was very concerned about the immediate and significant increase on housing requirements that the Government's proposed new standard method for calculating local need would have. This would in turn have an adverse and negative impact on the five-year housing land supply in the Borough and its local communities.

9. If the Government impose these consultation proposals, it would rapidly increase the level of housing need in the Borough and leave local authorities exposed to the potential requirements to accommodate the unmet need from neighbouring authorities.

10. These two aspects would have an immediate significant detrimental effect on the Council's five-year housing land supply position.

11. In addition, the Government is proposing a Housing Delivery Test (as detailed in the Government's consultation document 'Housing Delivery Test Draft Measurement Rule Book') potentially with a 2018 start date but using a retrospective three-year requirement. If imposed, this would rapidly further increase levels of future housing need, resulting in totally unrealistic housing delivery targets.

12. These proposed reforms are comprehensively and specifically targeted at local authorities to deliver. Local authorities, like Fareham, with negligible ownership of deliverable sites, can permit (i.e. determine planning applications for housing) but not deliver. The proposals, if fully imposed, would result in an immediate and unrealistic significantly increased level of housing need numbers to deliver.

13. All of this would lead to a wholly unaccountable decision-making process for local communities, as in effect national policy will simply dictate local planning decisions, further undermining the plan-led system and local authorities such as Fareham Borough Council.

14. Also, as the Council highlighted in its previous response to the Government proposals consulted upon last year, 'Planning for the right homes in the right places', if enacted, such reforms would significantly undermine the collaborative and beneficial work already undertaken by the Council and with the Partnership for Urban South Hampshire (PUSH).

15. Furthermore, the Council opposes the removal of reference to the Garden City principles, which are in paragraph 52 of the existing NPPF. It is vital that future national policy makes reference to these principles as they ensure place-making visions are established in garden villages and cities and to ensure delivery standards are met when delivering strategic housing sites.

The Government's Proposals on Objectively Assessed Need for Housing (the 'Standard Approach')

16. The first significant proposal is the expectation that a specifically nationally defined 'objectively assessed need' for housing is to be accommodated by local planning authorities (Councils). This includes meeting unmet needs from neighbouring authorities. This composite proposal features throughout the Government's consultation, particularly paragraphs 11.b) and 36.a) (as detailed in the Government's consultation document 'National Planning Policy Framework: Draft text for consultation'). For clarity, whilst the Government uses the term 'objectively assessed need', the same term the existing Draft Local Plan uses for housing needs (in line with current policy). However, the Government actually mean using a new proposed 'standard approach' to calculating housing need. This is later confirmed in the consultation document (in paragraph 61 of the Government's consultation document 'National Planning Policy Framework: Draft text for consultation') which states that the Government requires 'strategic plans' (i.e. strategic

policies in Local Plans) to be based upon a local housing need assessment 'using the standard method in national planning guidance.'

17. It is important to highlight, under the Government's proposed new standard method Fareham's housing need would rise from the existing 420 to a new target of 531, an uplift of 111 dwellings per annum, for at least ten years (2016-2026). This equates to some 1,110 additional homes required in the Borough, if the Government take these proposals forward. Given that paragraph 22 of the Government's proposed changes to national policy (as detailed in the Government's consultation document 'National Planning Policy Framework: Draft text for consultation') states that Local Plan (i.e. strategic) policies should look ahead over a minimum fifteen-year period from adoption. It could be inferred that the Government's standard approach is applied for a fifteen to twenty-year period for plan-making purposes, thus further increasing housing requirements.

The Implications of the Government's Proposed 'Standard Approach' for Calculating Housing Need on Fareham

18. The Government consulted on this new proposed standard method for calculating housing need through a previous consultation on 'Planning for the right homes in the right places' back in September 2017. At the time, as clearly expressed in a previous (6 November 2017) Executive Report, the Council fundamentally disagreed with this standardised approach and submitted a consultation response to the Government that stated its opposition. This opposition is repeated in this consultation response, with some additional emphasis, given the more detailed proposals contained in these recent Government proposals.

19. This standard approach imposed by Government, put simply, sets a baseline of housing need using data from the ONS (Office for National Statistics) on household growth projections (i.e. annual average household growth over a 10 year period), plus an adjustment factor based on local affordability (i.e. the higher the household income to price differential the more houses an authority should provide with the Government's proposed cap applied for those authorities who have reviewed and adopted their Local Plan in the last five years.

20. As previously stated, this would if enacted by Government, lead to an additional 1,110 home requirements over ten years up to 2026. This would, in effect, have an immediate and significant increase in the Borough's housing needs through this Government imposition of a standard approach. Furthermore, it is completely unreasonable to expect local planning authorities to apply a Government imposed standard approach retrospectively in terms of increased supply and delivery demands as a matter of principle.

The Government's Proposals for Councils to Have Agreements with other Authorities, so Unmet Needs from Neighbouring Areas is Accommodated

21. Furthermore, the Government also states that 'the strategy' (i.e. Local Plan) 'is informed by agreements with other authorities, so unmet needs from neighbouring areas is accommodated' (paragraph 36 of the Government's consultation document 'National Planning Policy Framework: Draft text for consultation'). The quantum of development needing to be accommodated would be established through a new requirement to produce 'Statements of Common Ground' (SOCG) between neighbouring authorities. It is clear from Government that SOCGs are designed in a manner that strategic matters are dealt with rather than deferred. The implications of this are that, if the Government enacts these reforms not only would, as a minimum, Fareham have a requirement for 1,110 additional homes, but the Council would also be required to have agreements in place, so unmet needs from other neighbouring authorities are accommodated as well.

Implications of Government Proposals for Authorities to Meet Unmet Housing Need from Neighbouring Authorities

22. There is a fundamental flaw in this approach in that different authorities are often at different stages of plan making, including their development of a proportionate evidence base to substantiate their approach to development. Therefore, if, say Authority A is in a more advance approach of plan-making, a neighbour, say Authority B, may not have sufficient evidence to substantiate their position of not being able to meet their need. These proposals could effectively slow plan-making down, adversely affecting Authority A from advancing a plan. Fareham Borough Council would therefore argue for an authority to successfully maintain it cannot meet its need, its Local Plan would need to have been adopted before a neighbouring authority would be expected to see if it could accommodate their need.

23. Furthermore, it appears that in the eyes of the Government, proposals for Local Plans to be considered sound, as a minimum, they need to meet the standard approach to housing.

The Government's Proposals & Implications regarding the Presumption in Favour of Sustainable Development for Local Decision-making (i.e. housing planning applications)

24. Paragraph 11 (of the Government's consultation document 'National Planning Policy Framework: Draft text for consultation') highlights that strategic plans (i.e. the Local Plan) 'should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless' the Government's prescriptive criteria apply. This in turn, put simply, means Government's proposed policies provide a specific reason for restricting development, such as green belt and national parks, however they are set out in a defined list rather than as examples, as in the present framework. Proposed national policy therefore gives authorities like Fareham very limited protections from development in valued locations in the Borough.

The Implications of the Government's Standard Approach to Housing Need on Fareham's Five-Year Land Supply

25. It is apparent that any shortfall in delivery of the Government's standardised housing figures will have to be met by those Council's affected within five years from adoption or review of a Local Plan, or from the introduction of the standardised method if enacted. Thus, potentially having a significant effect on a Council's five-year housing land supply position.

26. Paragraph 74 of the proposed changes to National Planning Policy Framework (within the Government's consultation document 'National Planning Policy Framework: Draft text for consultation') sets out a range of buffers, which should be added into the five-year land supply calculations. The Government explains that buffers are not cumulative, meaning that an authority should add either a 5%, 10% or 20% buffer. The Government's proposals make it clear that the supply of specific deliverable sites should include a buffer of 5% to ensure choice and competition, or 10% where they wish to demonstrate a five-year supply of specific deliverable sites (through an annual position statement or recently adopted plan), or 20% where there has been significant under-delivery.

27. The Government also state that 'local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, or against their local housing need where the strategic plan is more than five years old.' This means, the Council should have an agreed annual position statement.

28. The Government's proposed standardised approach to calculating housing need and the implications for the Council's five-year housing land supply position, undermines both the existing adopted and emerging Fareham Local Plan 2036 (recently consulted upon). They potentially have immediate significant adverse effects on the Borough. These proposals present real dangers where unrealistic buffers are arbitrarily applied through Government policy and guidance, if the Council's well-reasoned objections are not listened to.

The Government's Proposed Housing Delivery Test (in relation to Five-year Housing Supply)

29. The Government's proposed Housing Delivery Test (HDT) is set out in the Government's consultation document 'Housing Delivery Test Draft Measurement Rule Book: Draft methodology to calculating the Housing Delivery Test'. HDT is the percentage measurement of the number of net homes delivered against the number of homes required in a plan-making authority over a previous three-year period (paragraph 2 of the Government's consultation document 'Housing Delivery Test Draft Measurement Rule Book').

30. It is clear the Government is proposing to use a standard housing need figure as the basis for calculating the HDT, particularly where local plans are out of date. The Government state that the HDT required figure will be used where it is lower than the adopted housing requirement or the local housing need figure and unmet neighbours' need figure (paragraph 3 of the Government's consultation document 'Housing Delivery Test Draft Measurement Rule Book').

The Government's Proposed Sanctions & Implications for those Authorities who do not meet the HDT or Five-year Housing Supply

31. The policy consequences of not meeting the HDT are outlined in paragraphs 74-77 of the Government's consultation document 'National Planning Policy Framework: Draft text for consultation').

32. Paragraph 75 of the Government's consultation (the Government's consultation document 'National Planning Policy Framework: Draft text for consultation') states that for planning applications for housing, paragraph 11d of proposed national policy would apply if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with an appropriate buffer), or where the Housing Delivery Test (HDT) indicates delivery of housing has been substantially below the requirement over the previous three years. Put simply, local planning authorities without a five-year housing land supply or failing the Housing Delivery Test would be open to development on developable sites not within adopted Local Plans that have been found sound and have involved engagement with local communities, along with the development industry and other interested parties. Therefore, this Council is strongly opposed to these Government proposals.

33. If the Government go ahead with these proposals, it is clear that there will be a requirement for Councils (local planning authorities) to produce an action plan where delivery has fallen below 95% of its' housing requirement over the three previous years. From November 2018, councils will also need to provide a 20% buffer on top of its five-year supply of deliverable sites, where delivery in the previous three years was below 85% of the housing requirement. From 2020, the presumption in favour of sustainable development will also apply where delivery is below 75% of the authority's housing requirement. Whilst not included in the revised NPPF draft, the consultation document clarifies that the application of the presumption will also apply where delivery is less than 25% of the housing requirement in 2018 and 45% in 2019.

34. This would act to further compound the unrealistic standardised housing targets imposed by Government, therefore in turn having a negative impact on the housing supply figures (five-year housing land supply) and delivery (Housing Delivery Test). These Government proposals, as the following paragraphs explain, mean that the Council will have little or no influence on achieving the unrealistic housing supply and delivery targets set by Government, further undermining plan-making and local decision-making for local communities.

The Council's Overall Response to the Government's NPPF Consultation

Council Opposition to a Non-Plan, Non-Led Locally & Accountable Planning System

35. Fareham Borough Council fundamentally disagrees with the proposed standard approach to assessing local housing need for the following reasons.

36. Fareham Borough Council has over many years worked jointly with other local authorities in south Hampshire area and key partners through the Partnership for Urban South Hampshire (PUSH). For clarity, PUSH is a partnership of Hampshire County Council; the unitary authorities of Portsmouth, Southampton, Isle of Wight; and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester. The PUSH Local Authorities also work collaboratively with the Solent Local Enterprise Partnership, Environment Agency and other relevant bodies.

37. Whilst the PUSH Joint Committee has no statutory powers or functions, it plays a vital role in co-ordinating the preparation of sub-regional evidence and statements across the South Hampshire local authorities. The PUSH Local Authorities recognise the benefits of working together to support the sustainable economic growth of the sub-region and to facilitate the strategic planning functions necessary to support that growth, which is in line with current Government advice.

38. PUSH has been instrumental in agreeing a joined-up approach to addressing housing objectively assessed housing needs over three housing market areas (Southampton, Portsmouth and Isle of Wight). This is evident in the fact that the PUSH Local Authorities published a Spatial Position Statement in June 2016, which set out the overall need for, and a distribution of development in South Hampshire to 2034. This Statement draws on evidence from the South Hampshire Objectively Assessed Housing Need (OAHN) Update Report published in April 2016, which updates and complements the Strategic Housing Market Assessment (SHMA) published in 2014. Furthermore, there are a number of evidence documents prepared through joint working by the PUSH Local Authorities that have helped inform the PUSH Spatial Position Statement on a whole series of strategic planning matters.

39. It is considered that this is a more locally accountable, collaborative and 'bottom-up' approach to responding to local housing needs over three housing market areas by PUSH. This Council contends that it is preferable to the 'top-down' imposed standard approach to housing need currently proposed by the Government. Over a relatively short time period PUSH has established a joint position and evidence base from which individual authorities can progress their own Local Plans.

40. Unlike paragraph 9 of the previous consultation ('Planning for the right

homes in the right places'), these Government proposals nationally prescribe a definitive list of policies that provide specific reasons restricting development. Paragraph 9 of 'Planning for the right homes in the right places' explained that after establishing the number of homes that are needed in the area 'Local planning authorities then need to determine whether there are any environmental designations or other physical or policy constraints which prevent them from meeting this housing need. These included, but are not limited to, Ancient Woodland, the Green Belt, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest. They also need to engage with other authorities – through the duty to co-operate – to determine how any need that cannot be accommodated will be redistributed over a wider area. This means that the level of housing set out in a plan may be lower or higher than the local housing need.' This is what Fareham Borough Council and PUSH have worked towards and established though the PUSH Spatial Position Statement. This has resulted in, for example, agreement between PUSH Authorities that the protection of important strategic gaps such as the Meon Valley (which sits between the housing market areas of Southampton and Portsmouth) is supported. The Government's further current round of consultation gives no or little protection to those authorities who have landscapes and countryside that do not fall under these listed designations but are clearly valued by local communities and the Council.

41. This continual changing of the goal posts by Government acts to undermine and slow-down those local authorities such as Fareham positively plan-making under the existing regimes, which are successfully working with their neighbouring authorities.

Council Opposition to Imposition of Unrealistic Increases in Housing Delivery Requirements

42. The impacts of the Government proposals in terms of timescales are completely unreasonable. They act to undermine the plan-led planning system, as well as the value local communities place in their involvement into Local Plans and the development industry. This, in turn, undermines local decision-making for local communities, who should have the reassurance of a plan-led planning system. There are no suitably robust provisions within the Government's proposals (even in relation to the Government's provisions for stepped trajectories) that support authorities to have 'realistic' trajectories given the Government's focus on standardising housing needs.

43. Fareham Borough Council have sought to develop a Draft Local Plan which maximises brown-field regeneration sites and provides a strategic site at Welborne Garden Village (for approximately 6,000 homes), as well as having draft allocations for four urban extensions and a combination of small to medium sites. If Government proposals are pursued, the Draft Local Plan and local-decision-making will be undermined by these unrealistic nationally imposed Government reforms. In conclusion, therefore Fareham Borough Council believes the

current approach should remain and the Government's new proposals should not progress.

Council Opposition to Reforms Purely Focused on Council for All Aspects of Housing Delivery

44. The Council questions the focused and continued emphasis on local planning authorities for the main responsibility for housing delivery through these reforms, especially for those authorities who lack significant public land assets, rather than landowners and developers who possess suitable land assets to be sustainably developed. Local planning authorities are responsible for permitting sustainable development (i.e. planning permissions) in appropriate locations for local community benefit but not delivery (i.e. housing completions). Except for authorities that have suitable land ownership, which, in the case of Fareham Borough Council, is negligible. Clearly, if the Government task local planning authorities with delivery, simply by reducing the length of permissions when viable and practical, is inadequate for this proposed responsibility.

45. The Council believes the Government needs to reconsider these proposals, and target reforms on those responsible at each stage of the delivery of housing. If developers fail to deliver development (i.e. housing completions) with suitable infrastructure (i.e. in line with local community & Council aspirations), there is no recourse. For Council's like Fareham, to allocate less sustainable locations or more development, would result in much unnecessary anxiety from local communities and less sustainable development, which will have adverse effects on existing and future generations, which in turn undermines sustainable development.

46. Furthermore, in a small highly urbanised Borough, sandwiched between two major cities (Portsmouth and Southampton), where there are limited options for sustainable development, simply changing allocations that do not deliver as site promoters' or applicants have stated, is not a satisfactory approach. It is not one which is not plan-led or one which engages with local communities. It also causes local communities significant concern when there is uncertainty over delivery.

47. If, despite the Council's opposition, the Government does force through these proposals and impose these burdens on local planning authorities, it would need to give Councils suitable delivery mechanisms in the most sustainable locations. For example, the ability to new fast-track Compulsory Purchase Order (CPO) powers to acquire land allocated for sustainable development (i.e. edge of settlements where brown-field sites are fully exploited) at 'Existing Use Value' and appropriate compensation for disruption and relocation to those landowners and tenants affected in order that these sites are delivered. However, without appropriate mechanisms, CPOs remains an unsuitable, costly and lengthy method for Councils. The Council await the outcomes of Sir Oliver Letwin's review on these fundamental matters.

Council Opposition to the removal of the reference to 'Garden City Principles' within the NPPF

48. The removal of the Garden City principles (paragraph 52 of the existing NPPF) from the draft revised NPPF appears to question the Government's support for new 'Locally-Led Garden Villages, Towns and Cities' that was only announced in March 2016. Fareham Borough Council has spent a considerable number of years investing in the planning of a new 6,000 home Garden Village community at Welborne. This has included the development and adoption of the Welborne Plan in 2015, which embraces 21st Century Garden City principles and sets out how the Council wants the new community to be developed. This further culminated in the award of Garden village status from Government in January 2017.

49. The Welborne Plan seeks to take as a starting point, the original guiding principles of the Garden City movement and update them to make them relevant to the 21st century. The long-established Garden City (Village) principles which will help guide the development of Welborne include the long-term stewardship of community assets, high quality imaginative design including homes with gardens, mixed tenure homes which are affordable for ordinary people, a strong local job offer with a variety of employment opportunities, easy access to generous green spaces linked to the wider countryside, local cultural, recreational and shopping facilities, and integrated and accessible transport systems.

50. The role of the NPPF should not only be to provide the specific guidance required when plan-making and determining applications, but also to provide an overarching vision for place-making and delivery standards when providing new housing. The deletion of the Garden City principles removes this vision, and does not replace it with an alternative. The proposed removal comprises part of the unequal balance that the revisions propose of speed and quantum of housing over quality. Furthermore, it comes at a stage where the Council is in the process of determining the Outline Planning Application for Welborne, and the suggested changes are likely to cause unnecessary confusion to both decision makers and the site promoter, and therefore having the undesired effect of impacting on development timeframes.

51. This Council remains completely committed to both the delivery of Welborne, which forms the central pillar of the Borough's housing supply over the next 25 years, and for the delivery of a high quality, inclusive and affordable new development to meet local housing need and urges the Government to retain a reference to Garden City principles within the new NPPF.

Other Comments

52. Chapter 2 makes specific reference to 'identifying and coordinating the provision of infrastructure' in paragraph 8.a). District/Borough Councils have, such as Fareham Borough Council, limited powers to co-ordinate

delivery of certain types of infrastructure, nor are responsible for provision of certain types of infrastructure. Case in point, transport, education and health infrastructure. Responsibility for such infrastructure provision to meet the needs of increasing levels of housing delivery lies with the County Council, Utility Companies and Clinical Commissioning Groups (CCGs) in the main. Furthermore, a more specific concern is the provision of private GP surgeries to meet increasing levels of housing delivery, yet again local planning authorities lack any mechanisms to deliver this infrastructure despite local community concerns and needs.

53. Given paragraph 20 e) of the proposed changes, which require strategic plans to contain policies necessary to provide 'community facilities (such as health, education and cultural infrastructure)', it is vital that education and health authorities are required to be engaged in local planning. They should be clear in their infrastructure requirements (including timing) and also be signatories in plan making and Statements of Common Ground (SOCG), if proposals are enacted. This also applies to any party who is responsible for development and infrastructure delivery.

54. Paragraph 35 uses the term 'significant adverse impacts' in relation to sustainability appraisals. This needs clarity in its definition as it would help Councils require more specific mitigation measures where necessary for local-plan making, but also to ensure clarity in decision-making on planning applications. Government clarity will be a considerable help to Councils, applicants and affected local communities alike.

Chapter 4. Decision-making

Q7. The revised draft Framework expects all viability assessments to be made publicly available. Are there any circumstances where this would be problematic?

55. Fareham Borough Council generally supports these proposals.

Q8. Would it be helpful for national planning guidance to go further and set out the circumstances in which viability assessment to accompany planning applications would be acceptable?

56. It is suggested that local plan policies and supplementary planning documents remain the best place for such circumstances to be set out.

Q9. What would be the benefits of going further and mandating the use of review mechanisms to capture increases in the value of a large or multi-phased development?

57. If such review mechanisms were mandatory developers would benefit from having a more familiar and consistent approach across local authority areas to this issue.

Chapter 5. Delivering a wide choice of high quality homes

Q11. What are your views on the most appropriate combination of policy requirements to ensure that a suitable proportion of land for homes comes forward as small or medium sized sites?

58. This very much depends on the geography of the authority and nature of deliverable or developable sites. The 'call for sites' exercise in itself limits choice on developable land available, relying on whether a landowner is interested in proposing development on their land-holdings.

59. Currently Councils cannot force site promoters/developers to work together or sub-divide land. Therefore, it is highly recommended that Government are not prescriptive on the matter of the proportion of land coming forward on small or medium sites.

60. As detailed in the answer to Question 5, as explained in paragraphs 45 to 49. These are replicated below in answer to Question 11.

61. The Council questions the focused and continued emphasis on local planning authorities for the main responsibility for housing delivery through these reforms, especially for those authorities who lack significant public land assets, rather than landowners and developers who possess suitable land assets to be sustainably developed. Local planning authorities are responsible for permitting sustainable development (i.e. planning permissions) in appropriate locations for local community benefit but not delivery (i.e. housing completions). Except for authorities that have suitable land ownership, which, in the case of Fareham Borough Council, is negligible. Clearly, if the Government task local planning authorities with delivery, simply by reducing the length of permissions when viable and practical, is inadequate for this proposed responsibility.

62. The Council believes the Government needs to reconsider these proposals, and target reforms on those responsible at each stage of the delivery of housing. If developers fail to deliver development (i.e. housing completions) with suitable infrastructure (i.e. in line with local community & Council aspirations), there is no recourse. For Council's like Fareham, to allocate less sustainable locations or more development, would result in much unnecessary anxiety from local communities and less sustainable development, which will have adverse effects on existing and future generations, which in turn undermines sustainable development.

63. Furthermore, in a small highly urbanised Borough, sandwiched between two major cities (Portsmouth and Southampton), where there are limited options for sustainable development, simply changing allocations that do not deliver as site promoters' or applicants have stated, is not a satisfactory approach. It is not one which is not plan-led or one which engages with local communities. It also causes local communities significant concern when there is uncertainty over delivery.

64. If, despite the Council's opposition, the Government does force through these proposals and impose these burdens on local planning authorities, it would need to give Councils suitable delivery mechanisms in the most sustainable locations. For example, the ability to new fast-track Compulsory Purchase Order (CPO) powers to acquire land allocated for sustainable development (i.e. edge of settlements where brown-field sites are fully exploited) at 'Existing Use Value' and appropriate compensation for disruption and relocation to those landowners and tenants affected in order that these sites are delivered. However, without appropriate mechanisms, CPOs remains an unsuitable, costly and lengthy method for Councils. The Council await the outcomes of Sir Oliver Letwin's review on these fundamental matters.

Q12. Do you agree with the application of the presumption in favour of sustainable development where delivery is below 75% of the housing required from 2020?

65. No, the Council would like to reiterate its comments, as detailed in the Council's earlier response, in paragraphs 9 to 52. The Council objects to these Government proposals within Chapter 5.

Q14. Do you have any other comments on the text of Chapter 5?

66. The Council would like to reiterate its comments, as detailed in the Council's earlier response, in paragraphs 9 to 52. The Council objects to these Government proposals within Chapter 5.

Other Comments

67. The Council requests clarification from the Government on what exactly an 'area-wide design assessment' is, in order to aid local authorities in plan-making, as mentioned on page 18.

Chapter 6. Building a strong, competitive economy

Q15. Do you agree with the policy changes on supporting business growth and productivity, including the approach to accommodating local business and community needs in rural areas?

68. The Council has no comment on this specific question, as the Borough is not classified as a rural area and therefore this question is not relevant.

Q16. Do you have any other comments on the text of Chapter 6?

69. The Council requests that the Government clarify who is responsible for producing local industrial strategies.

70. The Council have a fundamental issue with Chapter 6, no thought or consideration has been given to the relationship between the proposed standard approach to housing need and employment need. In particular ensuring sustainable development, so housing can be cited where

possible close to employment opportunities. This is a fundamental flaw in the Government proposals.

71. There is no confirmation, given the above, that should Authority A take neighbouring Authority B's unmet housing need, that Authority A would need to take the associated and proportionate employment need.

72. Furthermore, it goes without saying, if this logic is followed, those authorities who take on unmet need from other neighbouring authorities should benefit from significantly higher Government funding available for associated infrastructure.

Chapter 7. Ensuring the vitality of town centres

Q18. Do you have any other comments on the text of Chapter 7?

73. With such a changeable retail and leisure market in most authorities it is important that retail need is regularly reviewed. There also should be more flexibility in the guidance and leniencies exhibited from Inspectors, when examining Local Plans, in relation to medium to long-term policy provisions in retail floor-space – especially given the likely need for the early review of such issues.

Chapter 8. Promoting healthy and safe communities

Q20. Do you have any other comments on the text of Chapter 8?

74. Whilst the Council support measures to secure healthy and safe communities, it often lacks the means to achieve these for local communities, therefore the Council would like to reiterate its previous comments, as detailed in its earlier response to Question 5, in paragraphs 53 to 55. The Council objects to these Government proposals.

Chapter 9. Promoting sustainable transport

Q21. Do you agree with the changes to the transport chapter that point to the way that all aspects of transport should be considered, both in planning for transport and assessing transport impacts?

75. The Council request that the following sentence in paragraph 109 requires more Government definition - 'Development should only be prevented or refused on highway grounds if the residual cumulative impacts on the road network or road safety would be severe.'

76. In particular, the term 'severe', needs further clarity to help highway authorities and Councils to require more specific mitigation measures where necessary for local-plan making, but also to ensure clarity in decision-making on planning applications. Government clarity will be a considerable help to Councils, applicants and affected local communities alike.

Q22. Do you agree with the policy change that recognises the importance of general aviation facilities?

77. Fareham Borough Council generally supports the need to recognise the importance of general aviation facilities. The Council itself is a landowner of a aviation facility at Daedalus, and has since becoming landowner both invested and attracted employment, training and investment into the aviation facilities.

Q23. *Do you have any other comments on the text of Chapter 9?*

78. The Council support the Government proposed policy that applications for development should 'be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations'. However, given issues with air pollution, the Council call for a further strengthening of this wording to 'must' rather than 'should', supported with more detailed technical national requirements.

Chapter 10. Supporting high quality communications

Q24. Do you have any other comments on the text of Chapter 10?

79. The Council support the Government proposed policy that planning 'policies and decisions should support the expansion of the electronic communications network'. However, given issues with variation of the quality of communications throughout England, the Council call for technical national requirements to ensure these are appropriately delivered.

Chapter 11. Making effective use of land

Q25. Do you agree with the proposed approaches to under-utilised land, reallocating land for other uses and making it easier to convert land which is in existing use?

80. It is Fareham Borough Council's view that amended policy on making it easier to convert land, should qualify such relaxations by making it clear that the relative sustainability and accessibility of a location must be taken into account, as well as the ability for such developments to provide safe and healthy living conditions for future occupiers.

81. The phrase 'under-utilised' land should in the Council's opinion be clearly defined in the revised Framework's Glossary.

Q26. Do you agree with the proposed approach to employing minimum density standards where there is a shortage of land for meeting identified housing needs?

82. Fareham Borough Council supports the proposed approach with regards to minimum density standards in town centre sites which are close to public transport (such as on redundant railway infrastructure close to stations) and in sustainable city locations that can access good levels of

public transport provision. However, given the Council's comments on Q25, there must be an ability to flexibly consider lower minimum densities in other parts of the plan area that are less sustainable.

Q27. Do you have any other comments on the text of Chapter 11?

83. With regards to Paragraph 117, when promoting the effective use of land, the Council welcomes the reference to "ensuring safe and healthy living conditions". Similarly, it acknowledges the flexible approach in applying policies or guidance related to daylight and sunlight suggested at Paragraph 123c "so long as the resulting scheme would provide acceptable living standards". Furthermore, the Council strongly argues that the Government should have national space requirements to ensure all occupants of new housing have suitable space provision.

84. Paragraph 122d refers to supporting development that makes efficient use of land taking into account "the desirability of maintaining an areas' prevailing character". The Council considers that this policy should be reworded to make it clear that the expectation is that development must maintain an area's prevailing character.

Chapter 12. Achieving well-designed places

Q29. Do you have any other comments on the text of Chapter 12?

85. Given the emphasis on increasing density given in Chapter 11 the Council believes it is important to also emphasise through the advice provided in Chapter 12 the requirement for design to remain of a high quality in such circumstances.

Chapter 15. Conserving and enhancing the natural environment

Q34. Do you agree with the approach to clarifying and strengthening protection for areas of particular environmental importance in the context of the 25 Year Environment Plan and national infrastructure requirements, including the level of protection for ancient woodland and aged or veteran trees?

86. Yes.

Transitional arrangements and consequential changes

Q40. Do you agree with the proposed transitional arrangements?

87. The Council would like to reiterate its comments, as detailed in the Council's earlier response, in paragraphs 9 to 52. The Council objects to these Government proposals within this section especially given the immediate nature of the proposals leading to unrealistic housing targets using the new proposed standard approach.

Q41. Do you think that any changes should be made to the Planning Policy for Traveller Sites as a result of the proposed changes to the

Framework set out in this document? If so, what changes should be made?

88. As previously mentioned in response to Question 1, Paragraph 5 of the consultation document 'National Planning Policy Framework: Consultation proposals', states that the 'Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste.' From a technical point of view, it would be extremely helpful if the planning policy documents for traveller sites and for waste are fully integrated into the Framework and associated planning policy guidance for simplicity and clarity, which is clearly the intent of the reforms.

Q42. Do you think that any changes should be made to the Planning Policy for Waste as a result of the proposed changes to the Framework set out in this document? If so, what changes should be made?

89. As previously mentioned in response to Question 1, Paragraph 5 of the consultation document 'National Planning Policy Framework: Consultation proposals', states that the 'Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste.' From a technical point of view, it would be extremely helpful if the planning policy documents for traveller sites and for waste are fully integrated into the Framework and associated planning policy guidance for simplicity and clarity, which is clearly the intent of the reforms.

Glossary

Q43. Do you have any other comments on the glossary?

90. As detailed previously in paragraph 113, the Council believes that the term 'entry level exceptions sites' as defined by the Government in the glossary and paragraph 72, lacks clear and detailed definition, and therefore need to be clarified by Government.

APPENDIX 2:

FAREHAM BOROUGH COUNCIL'S RESPONSE TO THE GOVERNMENT'S (MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT) CONSULTATION ON 'REFORMING DEVELOPER CONTRIBUTIONS TO AFFORDABLE HOUSING AND INFRASTRUCTURE' (MARCH 2018).

Evidence on the need to fund infrastructure

Question 1

Do you agree with the Government's proposals to set out that:

i. Evidence of local infrastructure need for CIL-setting purposes can be the same infrastructure planning and viability evidence produced for plan making? ***Yes/No***

ii. Evidence of a funding gap significantly greater than anticipated CIL income is likely to be sufficient as evidence of infrastructure need? ***Yes/No***

iii. Where charging authorities consider there may have been significant changes in market conditions since evidence was produced, it may be appropriate for charging authorities to take a pragmatic approach to supplementing this information as part of setting CIL – for instance, assessing recent economic and development trends and working with developers (e.g. through local development forums), rather than procuring new and costly evidence? ***Yes/No***

This Council answers "Yes" to all three parts of question 1.

Question 2

Are there any factors that the Government should take into account when implementing proposals to align the evidence for CIL charging schedules and plan making?

Fareham Borough Council has no further comment to make for question 2.

Ensuring that Consultation is proportionate

Question 3

Do you agree with the Government's proposal to replace the current statutory consultation requirements with a requirement on the charging authority to publish a statement on how it has sought an appropriate level of engagement? ***Yes/No***

Question 4

Do you have views on how guidance can ensure that consultation is proportionate to the scale of any charge being introduced or amended?

Fareham Borough Council broadly supports the proposed changes such that it is suggested to answer "yes" to question 3 and make no further comment to question 4.

Removing unnecessary barriers: the pooling restriction

Question 5

Do you agree with the Government's proposal to allow local authorities to pool section 106 planning obligations:

i. Where it would not be feasible for the authority to adopt CIL in addition to securing the necessary developer contributions through section 106? ***Yes/No***

ii. Where significant development is planned on several large strategic sites? ***Yes/No***

Part i) of Question 5 is not directly relevant to Fareham given that it relates to Authorities where it is not feasible to adopt CIL and Fareham is already a CIL charging authority.

Assuming that the pooling restriction would be lifted in any event as Fareham is an Authority with an adopted CIL charging schedule Fareham Borough Council would answer "yes" to part ii) of question 5.

Question 6

i. Do you agree that, if the pooling restriction is to be lifted where it would not be feasible for the authority to adopt CIL in addition to securing the necessary developer contributions through section 106, this should be measures based on the tenth percentile of average new build house prices? ***Yes/No***

ii. What comments, if any, do you have on how the restriction is lifted in areas where CIL is not feasible, or in national parks?

Question 6 is not relevant to Fareham Borough and no answer to this question is therefore necessary.

Question 7

Do you believe that, if lifting the pooling restriction where significant development is planned on several large strategic sites, this should be based on either:

i. a set percentage of homes, set out in a plan, are being delivered through a limited number of strategic sites; or

ii. all planning obligations from a strategic site count as one planning obligation?

Within the Borough there is a local plan commitment to deliver a new community of up to 6,000 homes which associated community facilities, designed to Garden Village principles. The current restrictions on 'pooling' will make it challenging in drafting planning obligations, if multiple planning applications are submitted at Welborne following the approval of any outline planning application. For Welborne the approach at bullet point ii would be appropriate.

Housing delivery throughout the remainder of the Borough is based around a number of smaller sites. Some sites are quite separate and distinct whilst in other areas there are a number of sites in very close proximity which form a 'cluster'. Collectively these smaller sites will create a demand for enhanced infrastructure within the locality. This Council has recommended below how the issue of defining 'strategic sites' may be tackled.

Question 8

i. What factors should the Government take into account when defining 'strategic sites' for the purposes of lifting the pooling restriction?

Fareham Borough Council suggests the following to be included in the definition of Strategic Sites:

- the need to take into account "cluster sites" and the cumulative effect they have on housing delivery;
- draft, emerging and adopted allocations should benefit from the definition; and
- sites of more than 50 residential units

Question 9

i. What further comments, if any, do you have on how pooling restrictions should be lifted?

In some parts of the Borough there is acute pressure on school places. Contributions towards enhancement/ expansion programmes at schools serving new housing is secured through planning obligations. The pressure on school places often arises through the incremental cumulative effects of more modest sized sites (e.g. sites delivering 50-150 dwellings) focussed close together. In addition, the cumulative effects of several development sites can lead to the need for the upgrading to highway junctions/ parts of the highway network. In light of this the Government is urged to lift the pooling restriction Borough wide for all authorities with an already adopted CIL charging regime.

A more proportionate approach to administering exemptions

Question 10

Do you agree with the Government's proposal to introduce a 2-month grace period for developers to submit a Commencement Notice in relation to exempted development? ***Yes/No***

It is considered that the grace period suggested seems eminently sensible and the Borough Council supports this approach.

Question 11

If introducing a grace period, what other factors, such as a small penalty for submitting a Commencement Notice during the grace period, should the Government take into account?

Fareham Borough Council has no comment to make on this specific question.

Question 12

How else can the Government seek to take a more proportionate approach to administering exemptions?

It is considered that it would be helpful if the CIL Regulations could be amended to provide Local Planning Authorities further discretion in all types of CIL development when certain milestones in the development that require the submission of details approach and pass. This would ensure that the development is not held up unnecessarily and that the necessary information is still submitted in accordance with the Regulations.

Extending abatement provisions to phased planning permissions secured before introduction of CIL

This part of the Consultation sets out the mechanisms for sites that benefit from a planning permission pre-CIL and then seek a variation to that permission post adoption of CIL.

There are no such circumstances in Fareham such that this part of the consultation is not relevant and needs no response.

Fareham Borough Council has no comment to make on Questions 13, 14 & 15.

Calculating liabilities on individual sites

Question 16

Do you agree with the Government's proposal to allow local authorities to set differential CIL rates based on the existing use of land? ***Yes/No***

Yes

Question 17

If implementing this proposal do you agree that the Government should:

i. encourage authorities to set a single CIL rate for strategic sites? ***Yes/No***

ii. for sites with multiple existing uses, set out that CIL liabilities should be calculated on the basis of the majority existing use for small sites? ***Yes/No***

iii. set out that, for other sites, CIL liabilities should be calculated on the basis of the majority existing use where 80% or more of the site is in a single existing use? ***Yes/No***

iv. What comments, if any, do you have on using a threshold of 80% or more of a site being in a single existing use, to determine where CIL liabilities should be calculated on the basis of the majority existing use?

For parts i)-iii) the answer to the questions is “yes”. No further comment is proposed for part iv) of the question.

Question 18

What further comments, if any, do you have on how CIL should operate on sites with multiple existing uses, including the avoidance of gaming?

The only comment suggested is that the CIL Review identified that the process was unnecessary complex. As such any changes should seek to ensure that the implementation of this provision keeps CIL as simple as possible.

<u>Indexing CIL rates to house prices</u>

Question 19

Do you have a preference between CIL rates for residential development being indexed to either:

a) The change in seasonally adjusted regional house price indexation on a monthly or quarterly basis; or

b) The change in local authority-level house price indexation on an annual basis

The response to Question 19 is b) and to just update the HPI annually based on a local level.

Question 20

Do you agree with the Government's proposal to index CIL to a different metric for non-residential development? ***Yes/No***

Yes

Question 21

If yes, do you believe that indexation for non-residential development should be based on:

i. the Consumer Prices Index? ***Yes/No***

ii. a combined proportion of the House Price Index and Consumer Prices Index? ***Yes/No***

Fareham Borough Council responds "yes" to part i) of the question and "No" to part ii).

Question 22

What alternative regularly updated, robust, nationally applied and publicly available data could be used to index CIL for non-residential development?

Question 23
Do you have any further comments on how the way in which CIL is indexed can be made more market responsive?

Fareham Borough Council has no comment to make on Questions 22 and 23.

<u>Improving transparency and increasing accountability</u>

Question 24

Do you agree with the Government's proposal to:

i. remove the restrictions in regulation 123, and regulation 123 lists? ***Yes/No***

ii. introduce a requirement for local authorities to provide an annual Infrastructure Funding Statement? ***Yes/No***

The Borough Council responds "yes" to both parts of question 24.

Question 25

What details should the Government require or encourage Infrastructure Funding Statements to include?

The Planning Practice Guidance should indicate what is expected to be within the Infrastructure Funding Statements rather than being prescriptive. This will allow for the relevant authority to demonstrate some flexibility in how the information is presented whilst also meeting the expected levels of information within the Statement itself.

Question 26

What views do you have on whether local planning authorities may need to seek a sum as part of section 106 planning obligations for monitoring planning obligations? Any views on potential impacts would also be welcomed.

The CIL Regulations presently allow this Council to use up to 5% of its CIL receipts on the administration of CIL within the Borough. There is currently no similar provision for planning obligations.

The Borough Council supports the ability to seek a contribution for monitoring Section 106 planning obligations. There is often the need for the submission of and approval of details pursuant to planning obligations and some of these details may require attendance at meetings and site inspections. The submission of these details and the monitoring of obligations do not attract a planning application fee. On large strategic sites, the level of engagement required by the Local Planning Authority Officers may be significant such that for there to be an obligation for a sum to be provided for Section 106 monitoring would be a positive step.

Furthermore, it could be a tool for both the Council and the Applicant to ensure that the development proceeds in the manner intended with the opportunity build relationships during construction to ensure any issues are addressed quickly and promptly.

FAREHAM
BOROUGH COUNCIL

Report to the Executive for Decision
9 April 2018

Portfolio:	Planning and Development
Subject:	**Response to Highways England Consultation: M27 Junction 4 to 11 Smart Motorway Scheme**
Report of:	Director of Planning and Regulation
Corporate Priority:	Maintain & Extend Prosperity

Purpose:
To inform the Executive of the response to the Highways England consultation on the proposed regulations to introduce variable mandatory speed limits to the planned M27 Smart Motorway scheme between junctions 4 and 11.

Executive summary:
Highways England wrote to the Council on 12 March 2018, advising that it has launched a consultation seeking views on the proposed regulations to introduce variable mandatory speed limits to the planned M27 Smart Motorway scheme between junctions 4 and 11. Officers have prepared a suggested response to this consultation which is detailed in this report.

Recommendation:
It is recommended that the Executive approves the response to the Highways England consultation, as detailed in the Briefing Paper to this report.

Reason:
To respond to the consultation by Highways England on the introduction of variable mandatory speed limits on the M27 Smart Motorway.

Cost of proposals:
Existing resource budgets cover officers time to respond to this Highways England consultation.

Appendices: Appendix A: Consultation Letter from Highways England dated 12 March 2018.

Background papers: None

Reference papers: None

FAREHAM
BOROUGH COUNCIL

Executive Briefing Paper

Date:	9 April 2018
Subject:	Response to Highways England Consultation: M27 Junction 4 to 11 Smart Motorway Scheme
Briefing by:	Director of Planning and Regulation
Portfolio:	Planning and Development

INTRODUCTION

1. Highways England are progressing plans for a Smart Motorway scheme on the M27 between junctions 4 and 11, where the hard shoulder will be turned into a permanent all lane running scheme, converting it to a dual four lane Smart Motorway. This will enable proactive management of the M27 carriageway, including the link roads from/to the M3 at junction 4 (the junction with the M27) to junction 11 (Fareham) including the eastbound and westbound slip roads.

2. As part of this project, Highways England are seeking to introduce variable mandatory speed limits along the length of the Smart Motorway. These speed regulations will also connect to the proposed variable mandatory speed limit to be introduced on the northbound and southbound carriageways of the M3 between junctions 9 and 14. The purpose of this is to help manage traffic speeds and reduce congestion, while enabling the safe operation of the Motorway.

3. On 12 March 2018 Highways England wrote to the Council, attached as Appendix A to this report, advising that it has launched a consultation to seek views on the proposed regulations to introduce variable mandatory speed limits to the planned M27 Smart Motorway scheme between junctions 4 and 11.

4. The Council has been invited to respond to this consultation which opens on 12 March 2018 and closes on 10 April 2018.

5. The consultation questions and the proposed response from the Council are shown below:

Q1. Do you consider that the proposal to introduce variable mandatory speed limits on the M27 between junction 4 and 11 will lead to an improvement in travelling conditions on this section of motorway (please tick yes or no in the boxes provided?	Yes	✓
	No	

Fareham Borough Council welcomes the proposal for variable mandatory speed limits on this section of the M27.

The M27 forms one of the key corridors for transport in the Solent Region connecting Portsmouth, Fareham and Southampton and provides links to the M3 Motorway and routes to London.

As an area with a growing housing and enterprise market, it is imperative that the road network safely and efficiently accommodates the growing levels of road traffic from both new housing developments including Welborne to the north of junction 10, and business growth areas such as the Enterprise Zone at Daedalus.

Increasing volumes of road traffic in this geographic region has led to congestion resulting in:

- lengthy queues at key junctions such as Junctions 9 and 11 into Fareham;
- safety concerns as vehicles are forced to wait on live running lanes to exit the motorway; and
- apprehension towards housing and employment growth due to poor journey time reliability on the network.

The introduction of the variable mandatory speed limits will enable the regulation of traffic and the ability to manage the flows of vehicles before these points of congestion and sooth the flow of traffic. This ultimately will lead to much needed improvements in journey time reliability, enabling and encouraging further housing and employment growth in the region.

In the event of a road traffic accident or other occurrence that restricts or closes the M27, the resulting impact from re-routing vehicles onto the A27 and other arterial roads around Fareham is of significant concern. Events like this cause the local road network to come to a standstill as many of the roads are already at capacity and cannot sustain the volumes of traffic re-routing from the M27.

It is hoped that mandatory variable speed limits in conjunction with the increased capacity will have the result of reducing the likelihood of these incidents occurring by maintaining a steady flow of vehicles along the length of the M27 governed by these restrictions.

Q2. Are there any aspects of the proposal to introduce variable mandatory speed limits on the M27 between junctions 4 and 11 which give you concerns?	Yes	✓
	No	

Whilst Fareham Borough Council welcomes the introduction of the restrictions, there remain concerns about the termination points of the variable mandatory speed limits.
This is especially relevant in relation to the section of the M27 just after J11,

where eastbound traffic en-route to Portsmouth and beyond, merges from four lanes to three. At the merge, hard braking occurs from affected vehicles that are forced to allow the overtaking vehicle to join the slower traffic. This scenario is particularly pertinent in the evening peak, and often results in slow-moving traffic and safety concerns due to lane changing to avoid the overtaking vehicles.

Fareham Borough Council would not wish to see a constant speed limit reduction eastbound leading up to J11 as a result of this, and is hopeful that by managing traffic speeds through variable mandatory speed limits, thereby smoothing traffic flows, the above concerns will be mitigated.

Air Quality is also of a concern of the Council, of particular note is the section of the M27 traversing the Borough where national modelling depicts exceedances of the national limits on NO_2 along the route.

Vehicle speed has a significant bearing on emissions of air pollutants, i.e. reducing speeds in the main reduces emissions, and improving traffic flow reduces congestion related pollution; whilst at very low speeds during periods of congestion vehicle emissions increase. The introduction of the variable mandatory speed limits will aid reduction in congestion levels, improve journey time reliability, and contribute to a free-flowing route, thereby improving air quality in the vicinity of the motorway.

Looking at the construction phase, there should be limited impact on the local environment through air or noise pollution, as there does not appear to be a need for large scale construction works. Any impact in this regard would be temporary, possibly including increased particulate matter concentrations and dust soiling; however, significant changes to noise levels seem unlikely.

Fareham Borough Council had been directed by Government to reduce the levels of NO_2 within the shortest time possible and achieve compliance by December 2020 on the A27 between Delme Roundabout and Station Roundabout, and on the A32 between Quay Street Roundabout and Newgate Lane. The Council is working with partners and JAQU to achieve this goal.

The Council is also aware that the expected completion/operational date for the Smart Motorway scheme between junctions 4 and 11 of the M27 is in 2020/2021. This timeframe coincides with the current work to achieve air quality compliance and the Council is concerned about the impact of the Smart Motorway Scheme on the monitoring area for the compliance directive, with particular regard to any extension to the Smart Motorway project delivery timeline.

Fareham Borough Council therefore requests that allowances are considered in the reporting of air quality compliance monitoring data should slippage in the Smart Motorway scheme occur.

The Council is also concerned that the potential volume of vehicles utilising the A27 for the duration of works on the M27, may also prejudice compliance within the directed timescales. The Council requests that any major works that require the diversion of traffic onto the local network, be undertaken at night to minimise the impact on the local network in terms of both air quality impact and congestion. Following the scheme coming into use, the Council anticipates benefits to local air quality and the wider noise environment. As regards to air quality, this is likely to

be restricted to nearby receptors, but reductions in noise should improve much further afield. However, the Council would encourage Highways England to explore further opportunities for reducing noise pollution, e.g. noise barriers, as abatement measures particularly on stretches of the motorway in close proximity to housing development where both exist on the same horizontal plane.

Fareham Borough Council would encourage the undertaking of pre/post air and noise quality monitoring to demonstrate the accrued improvements in air and noise quality as a result of the implementation of Smart Motorway technologies on the M27.

Q3. Are there any additional comments you would like to make about the proposal to introduce variable mandatory speed limits on the M27 junction 4 to 11?	Yes	✓
	No	

Fareham Borough Council supports the introduction of the variable mandatory speed limits, and would request that the points below are taken into consideration whilst developing the final designs for the Smart motorway scheme.

Highways England will be aware of the development proposals within Fareham for Welborne, and the proposed upgrade of Junction 10 to an all-moves junction to support the development.

Whilst the designs for an all-moves Junction 10 are being progressed, it is requested that consideration is given to construction and implementation of the Smart Motorway scheme from west to east.

Additionally, in order to ensure fully integrated and complementary final designs for both the Smart Motorway Scheme and Junction 10 schemes are achieved, Fareham Borough Council also requests that Highways England scheme designers engage at the earliest opportunity with:

- Buckland Development Ltd as planning applicant for Welborne; and
- Hampshire County Council, the Local Highway Authority.

6. Subject to Executive consideration and approval, the Council's response to the consultation as outlined above, will be submitted via the online survey as requested by Highways England.

7. Following the consultation, a summary report will be made available on the Highways England website. The summary report will provide an analysis of responses received and the Highways England response.

Enquiries:

For further information on this report please contact Claire Burnett. (Ext 4330)

highways england

Our ref: M27 J4-11 VMSL SI

Peter Grimwood
Chief Executive
Fareham Borough Council
Civic Offices, Civic Way,
Fareham
PO16 7AZ

CHIEF EXECUTIVE
12 MAR 2018
R Jolley

Deborah Makinde
M27 Junctions 4-11
Smart Motorways Programme
Highways England
5 St Philips Place
Colmore Row
Birmingham
B3 2PW
Tel: 0300 123 5000

9 March 2018

Dear Peter Grimwood,

Consultation on M27 junction 4 to 11 Smart Motorway Scheme

I am writing to advise you that Highways England has launched a consultation to seek views on the proposed regulations to introduce variable mandatory speed limits to the planned M27 smart motorway scheme between junctions 4 and 11.

The proposed smart motorway – all lane running scheme will enable proactive management of the M27 carriageway, including the link roads from/to the M3 at junction 4 (the junction with the M27) to junction 11 including the eastbound and westbound slip roads. It will also connect to the proposed variable mandatory speed limit to be introduced on the northbound and southbound carriageways of the M3 between junctions 9 and 14.

The purpose of this is to help manage traffic speeds and reduce congestion, while enabling the safe operation of the motorway.

The consultation opens on **12 March 2018** and will close on **10 April 2018**.

The consultation document is available to access via this link:

https://highwaysengland.citizenspace.com/he/m27-junction-4-to-11-smart-motorway

You can respond by sending a copy of your completed consultation response form (Appendix A) to the address above. Alternatively, you can respond to the consultation by emailing: M27J4-11SmartMotorway@highwaysengland.co.uk.

If you require a hard copy of the consultation document, please get in touch via the scheme inbox or the address above.

The consultation findings will be considered, then collated and presented in a consultation report.

Just a reminder that separate to this consultation there will be public events about the scheme in spring 2018. I would like to thank you for your time in consideration of this matter and would urge you to respond as your opinion is very valuable to us.

Yours sincerely

[redacted]

Deborah Makinde
Project Manager
M27 junctions 4 to 11 Smart Motorway

FAREHAM
BOROUGH COUNCIL

Report to the Executive for Decision
09 April 2018

Portfolio:	Policy and Resources
Subject:	**Gas Servicing Maintenance and Installation Contract 2018 to 2023**
Report of:	Director of Finance and Resources
Corporate Priority:	Dynamic, prudent and progressive Council

Purpose:
To consider the tenders received and to award a contract for the provision of Gas Servicing Maintenance and Installation works to council properties.

Executive summary:
This report provides the Executive with information on the Council's statutory duty to manage gas appliances. It provides details on a new contract to provide Gas Servicing, Maintenance and Installation works for the next 5 years with an option of 2-year extension.

Recommendation:
It is recommended that the Executive approves that:

(a) a contract is awarded to the contractor who submitted the most economically advantageous tender as detailed in Appendix A to this report;

(b) authority be delegated to the Director of Finance and Resources, in consultation with the Director of Fareham Housing, to jointly approve an extension of the above contract by a further two years, subject to satisfactory performance by the contractor; and

(c) the existing contract for Gas Servicing, Maintenance and Installation with TSG Building Services is extended for up to 6 months from its existing expiry date of 30th April 2018.

Reason:
To ensure gas appliances and installations are maintained safely and in good order.

Cost of proposals:
The costs of these proposals are outlined in Appendix A to this report.

Appendices: Confidential Appendix A: Summary of tender evaluation

FAREHAM
BOROUGH COUNCIL

Executive Briefing Paper

Date:	09 April 2018
Subject:	Gas Servicing Maintenance and Installation Contract 2018 to 2023
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. All gas appliances within a Fareham Borough Council owned property need to be safety checked on an annual basis and serviced in accordance with manufacturer's instructions. As a landlord, the Council has additional legal responsibilities to maintain the gas installation within Fareham Housing Properties. These works are to prevent carbon monoxide poisoning and gas leaks in addition to providing well maintained heating and hot water systems.

2. The scope will provide a repair and maintenance service to all gas appliances and installation for Fareham Borough Council's Property portfolio, Fareham Housing, Civic Offices, Broadcut Depot, Ferneham Hall, Pavilions and all other council owned sites.

3. The works on this contract include:

    - Provision of a 24hour breakdown and repair service for all gas appliances, heating and hot water installations including the replacement of parts.

    - Completion of statutory checks and servicing requirements for gas appliances and installations.

    - The replacement of domestic boilers that are beyond economic repair.

4. This new contract will be for an initial period of five years with the option to extend the contract by a further two years subject to satisfactory performance.

TENDER PROCESS

5. A 'contract notice' was issued on the 22nd December 2017 in accordance with Publication of Supplement to the Official Journal of the European Union and available on the Tenders electronic daily website (TED).

6. As an open tender procedure, all suitably qualified contractors were given the opportunity to submit a tender in accordance with our requirements, terms and conditions as set out in our tender documentation.

7. We received five tenders electronically by the return date of the 31st January 2018.

EVALUATION PROCESS

8. The evaluation process consisted of a five-stage process as detailed below:

   Stage 1 - Evaluation of the financial aspects of the submissions primarily considering the tendered maintenance rates, percentage adjustments and tendered contract preliminary costs.

   Stage 2 - An assessment of quality and performance based on an evaluation of the bidders submitted method statement - including the bidder's organisation, management systems, proposals for carrying out the works, customer care and IT systems.

   Stage 3 - At the completion of stages 1 and 2 an overall assessment was undertaken based on the quality to price ratio to determine which tenderers should be invited for interview.

   Stage 4 - A further assessment of quality and performance by means of an interview. This is designed to examine in more detail the issues, tenderers Method Statement and the impact in terms of the successful day to day operation and management of the Contract.

   Stage 5 - Final review of all bids under final consideration.

9. The results of the five-stage evaluation process are details in Appendix A to this report.

FINANCIAL IMPLICATIONS

10. For Fareham Housing, these works will be funded annually through the Housing Revenue Account. Budgets for 2018/19 were approved by the Executive on 5th February 2018 as part of the 2018/19 Housing Revenue Account Budget and Capital Plans report.

    Works for all other Fareham Borough Council properties will be funded by previously approved budgets.

CONCLUSION

11. It is recommended that a contract be awarded to the contractor who submitted the best scoring tender for the value detailed in Appendix A to this report.

12. In addition, it is recommended that the Executive delegates authority to the Director of Finance and Resources, following consultation with the Council's Managing Director of Fareham Housing, to jointly approve a 2-year extension to the initial contract period for the value set out in Appendix A to this report subject to satisfactory performance.

13. To allow for transition to a new contract, it is recommended that the Executive confirm their approval to formally extend the existing contract with TSG Building Services for up to a maximum of 6 months from its existing expiry date of 30th April 2018.

Enquiries:

For further information on this report please contact Ian Cousins. (Ext 4835)

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

FAREHAM
BOROUGH COUNCIL

Report to the Executive for Decision
09 April 2018

Portfolio:	Policy and Resources
Subject:	**Business Rate Discretionary Rate Relief Policy**
Report of:	Director of Finance and Resources
Corporate Priority:	A dynamic, prudent and progressive Council

Purpose:
To consider changes to the Council's Business Rate Discretionary Relief Policy to provide assistance to businesses.

Executive summary:
In the March 2017 Spring Statement, The Chancellor announced measures to assist businesses following the revaluation of all Non-Domestic Properties from 1 April 2017. Two of those measures need to be reviewed for 2018. These are:

- Revaluation Relief Support for businesses that have suffered the largest increases in their Business Rate Bills. Fareham will receive a maximum of £311,000 funding over a 4-year period

- Relief of up to £1,000 for public houses with Rateable Values up to £100,000.

This Council already has an established policy for granting Discretionary Rate Relief and the review will require a small amendment to that policy. This report seeks to vary the local policy to incorporate those changes.

The Government will fully reimburse local authorities for the local share of the discretionary relief granted.

Recommendation/Recommended Option:
It is recommended that the Executive agrees to a small variation to the Business Rate Discretionary Relief Policy to allow relief to continue to be granted in the specific circumstances detailed in the report from 1 April 2018.

Reason:
To offer financial assistance to businesses following the revaluation of commercial premises.

Cost of proposals:
There are no cost implications. The Government has stated that it will reimburse billing authorities with the local share of the relief given in all the circumstances listed.

Appendices: Appendix A: 2018 Revaluation Discretionary Relief Policy

FAREHAM
BOROUGH COUNCIL

Executive Briefing Paper

Date:	09 April 2018
Subject:	Business Rate Discretionary Rate Relief Policy
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. In the March 2017 Spring Statement, the Chancellor announced measures to assist businesses with the impact of the 2017 revaluation of commercial properties.

2. Billing Authorities were expected to deliver these measures using their discretionary relief powers under Section 47 of the Local Government Finance Act 1988. The Government will compensate Local Authorities through Section 31 of the Local Government Act 2003.

3. Implementing this scheme placed an additional burden on Billing Authorities and in accordance with the New Burdens doctrine, the Department of Communities & Local Government (DCLG) is to reimburse expected reasonable costs.

New Discretionary Relief

4. An additional £300m of funding was made available nationally, for Local Authorities to support businesses who have suffered the largest increases in their Business Rate Bills.

5. Fareham will be awarded a maximum of £311,000 of this funding which is to be split over a 4-year period, as follows:

Amount of Discretionary Relief Pot Awarded				
58% in year 2017/18	28% in year 2018/19	12% in year 2019/20	2% in year 2020/21	Total
£182,000	£88,000	£36,000	£5,000	£311,000

6. The Government calculated the share of funding for each authority based on the total increase in 2017 bills, excluding the impact of reliefs, for each rateable property:

- Where the Rateable Value is less than £200,000
- Where the increase in the 2017 bill is more than 12.5% (before reliefs).

7. The Government also said that it assumes support will be provided only to ratepayers facing an increase in their bill, by and large more support being provided to:

   - Ratepayers of localities that face the most significant increases in bills; and
   - Ratepayers occupying lower value properties

   However, for the avoidance of any doubt, the Government has also stated that the design and administration of the scheme is for each Billing Authority to decide.

8. If the full relief is not awarded to ratepayers, then only the amount granted will be reimbursed by the Government. No relief allocation can be transferred between years.

9. Of the 3,211 properties in the 2017 Rating List for Fareham, only 690 of these had a Rateable Value below £200,000 and have also had an increase in their rate bill in 2017.

10. Whilst the Government allocated funding based on Rateable Value increases of 12.5% and over, in Fareham there are only 103 properties in this category. This figure includes all types of national and local businesses, and billing and precepting authorities.

11. Of the 103 properties originally selected, only 48 ratepayers accepted relief, the remaining 55 businesses either declined the relief on grounds of excess State Aid or were not entitled to relief as a billing or precepting authority.

12. Discretionary Rate Relief is considered as State Aid, businesses claiming relief may fall foul of State Aid regulations, despite their property fitting the criteria for relief. The total State Aid awarded must not exceed the €200,000 De Minimis level over a three-year period

13. Billing and precepting authorities are specifically excluded for claiming discretionary relief. The Government measured the award of relief in terms of the Rateable Value and the % increase in Rate payable.

14. In 2017/2018 relief was granted to the remaining 48 businesses, paying a percentage of the rate increase in each case, less the first £600. To date £117,066.15 of the relief award has been spent on this element.

15. In addition to the above, the remaining award for 2017/2018 was to be used to assist ratepayers suffering severe hardship due to the revaluation. However, we only identified one business that fitted these exact criteria, so the balance was used to assist ratepayers where their increase was just below the 12.5% threshold.

16. In 2018 the relief fund has reduced to £88,000 and it is proposed that this sum will be distributed from 1 April 2018 on the same basis as before to assist ratepayers where the rate bill has increased by 12.5% or above and where the Rateable Value is below £200,000. £58,000 of this relief will be shared amongst all ratepayers in this category, the share being proportionate to the % rise in each case

17. In addition to the above, the remaining award for 2018/2019 (at least £30,000) will be used to assist local ratepayers or ratepayers suffering hardship due to the revaluation.

    The Council will consider which properties should receive relief on a case by case basis. The full policy is attached at Appendix A

Pub Relief

18. The Government will also continue to fund a relief scheme for pubs that have a Rateable Value below £100,000, as it recognises the important role that pubs play in urban and rural communities across the country. Under the scheme, eligible pubs were initially to receive up to a £1,000 discount on their bill from 1 April 2017 for the 2017/18 year only.

19. In the 2017 Autumn Statement the Chancellor has extended this relief has for 2018/19 only on the same basis as before.

Other considerations

20. Providing discretionary rate relief to ratepayers is likely to amount to State Aid. However, the award of the reliefs mentioned above will be State Aid compliant where it is provided in accordance with the De Minimis Regulations.

21. The De Minimis Regulations allow an undertaking to receive up to €200,000 of De Minimis aid in a three-year period (consisting of the current financial year and the two previous financial years). It is necessary for Officers to establish that the award of relief will not result in the undertaking having received more than €200,000 of De Minimis aid.

Enquiries:

For further information on this report please contact Adrian Collier. (Ext 4632)

Non-Domestic Rate APPENDIX A

Discretionary Relief Policy Variation 2018/2019

Introduction:

1. In the March 2017 Autumn Statement, the Chancellor announced measures to assist businesses with the impact of the 2017 revaluation of commercial properties.

2. Billing Authorities were expected to deliver these measures using their discretionary relief powers under Section 47 of the Local Government Finance Act 1988. The Government will compensate Local Authorities through Section 31 of the Local Government Act 2003.

3. Fareham will be awarded maximum of £311,000 of this funding which is to be split over a 4-year period, as follows:

Amount of Discretionary Relief Pot Awarded				
58% in year 2017/18	28% in year 2018/19	12% in year 2019/20	2% in year 2020/21	Total
£182,000	£88,000	£36,000	£5,000	£311,000

4. The Government has allocated funding based on the total increase in 2017 bills, excluding the impact of reliefs for every rateable property:

    - Where the Rateable Value is less that £200,000
    - Where the increase in the 2017 bill is more than 12.5% (before reliefs).

Conditions to grant Relief

5. Eligibility for relief will be assessed by comparing the 2016 Business Rate liability less any entitlement to reliefs and exemptions and the 2017 rate liability less any entitlement to reliefs and exemptions.

6. Fareham's scheme should be easy to administer as this will allow relief to be awarded swiftly to those businesses who are most affected.

7. To qualify for relief:

    - The property must be occupied by the same ratepayer from 31 March 2017 and also on 01/04/2018.
    - Relief will be effective from 1 April 2018 to occupied business properties meeting the scheme criteria only.
    - Relief will be recalculated if:
        - The occupier vacates the premises
        - If there is a change in the business information which indicates that relief should not have been granted
        - If there was a change of occupier.

    - Whilst relief will need to be considered for all cases that meet the designed criteria, every effort will be made to target relief to local businesses and not those that are national or multi-national in type.

The Scheme

8. The Government has provided funding to assist ratepayers where the rate bill has increased by 12.5% or above and where the Rateable Value is below £200,000. The numbers of properties in this category are relatively low, so only a portion of the total award, a maximum of £58,000, will be distributed to these ratepayers, the relief will be shared amongst all ratepayers in this category, the share being proportionate to the % rise in each case.

9. Ratepayers will be required to again pay at least the first £600 of the increase in 2018/2019.

10. In addition to the above, the remaining award for 2018/20188 (at least £30,000) will used to assist local ratepayers or ratepayers suffering e hardship due to the revaluation. The Council will consider which properties should receive relief and the £ award on a case by case basis,

Applications for relief:

11. Whilst we wish to make the award of the funding simple, a simple application form should be completed by the bill payer in each case to ensure that the award is State Aid compliant.

    Applicants may also be required to provide any evidence considered necessary to assist the decision making.

    A fresh supplication may be required annually or when considered necessary.

Awarding Relief:

12. The ratepayer will be notified of the decision made regarding relief and a revised Business Rate bill will be issued where appropriate.

Additional Reliefs:

13. In the Budget statement the Government also made provision for an additional £1,000 relief to all pubs with a Rateable Value below £100,000 and a scheme of additional Small Business Rate Relief for ratepayers facing large increases as a result of the loss of Small Business Relief in the 2017 Rating List.

    In all cases, discretionary relief will calculated after the award of all reliefs.

Appeals:

14. Where an appeal is received from a ratepayer, this will at first be considered by the Local Taxation Manager and the ratepayer will be advised of the outcome.

    Where the ratepayer continues to be aggrieved by the decision, a further appeal may be made to the Head of Finance and Audit.

    In the event of a further dispute, a formal appeal can only be made by Judicial Review

FAREHAM
BOROUGH COUNCIL

Report to the Executive for Decision
09 April 2018

Portfolio:	Policy and Resources
Subject:	**Affordable Housing Schemes – Progress Report**
Report of:	Managing Director of Fareham Housing and Director of Finance and Resources
Corporate Priority:	Providing Housing Choices

Purpose:
To provide an update on progress on delivery of affordable housing schemes within the borough and to seek approval to proceed with the scheme at Highlands Road, Fareham.

Executive summary:
The report attached provides Members with an update on six schemes being promoted for affordable homes. To date, the scheme designs have been developed assuming that the Council's housing joint venture company, Aspect, would deliver them. This is due to the funding restrictions that apply to the Housing Revenue Account (HRA) and the competing priorities for the limited, ring-fenced resources.

However, in anticipation of a new Housing Strategy and in light of the establishment of the new Housing Department, a slightly different approach is proposed as a pragmatic way to ensure that delivering affordable homes on the most advanced sites (Highlands Road and Bridge Road) is not unduly delayed. If agreed, the Highlands Road site would be promoted directly by the Council, which would utilise some of the borrowing headroom in the Housing Revenue Account. It may also allow the Council to secure Government grants, and allow a greater proportion of the units to be delivered at social rents.

Recommendation:
It is recommended that the Executive:

(a) notes the progress on the schemes within the report; and

(b) agrees that the Highlands Road scheme is transferred from the General Fund enabling capital programme, to the Housing Revenue Account capital programme.

Reason:
To enable the scheme at Highlands Road to be developed as Council homes within the Housing Revenue Account.

Cost of proposals:
The total estimated cost of the schemes is £14,767,000.

The Bridge Road scheme cost is contained within existing HRA capital budgets.

The Highlands Road scheme cost would be transferred from the General Fund capital programme to the HRA programme, funded through borrowing (and Government grant if successfully secured).

Background papers: none

Reference papers: none

FAREHAM
BOROUGH COUNCIL

Executive Briefing Paper

Date:	09 April 2018
Subject:	Council Housing
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. It is a corporate priority for the Council to prepare and implement a new Housing Strategy, to include affordable options, which will determine the Council's future role in the provision of housing.

2. While the housing strategy is currently being prepared, Officers have continued to develop options for a number of affordable housing schemes in the borough. This report outlines the progress to date, and seeks approval to proceed to construction on two schemes.

BACKGROUND

3. Social and affordable homes have traditionally been delivered by the Council directly, or in partnership with affordable housing providers, such as housing associations.

4. For homes delivered directly by the Council, there are a number of issues that restrict the Council's ability to deliver new schemes. These include:-

   a) Availability of sites. The Council does not hold significant land for development, so any new sites for construction need to be acquired either through a market purchase, or through the planning process. Inevitably, acquisitions are at a market value as the Council competes against other developers, however the Council has been successful in acquiring (or agreeing terms), to buy a number of development sites recently.

   b) Funding restrictions. The Housing Revenue Account (HRA) must fund the construction of new council homes, and the amount of money available is limited, with reserves amounting to £8.462m as at 31st March 2017. These reserves are also required to meet the cost of maintaining existing council homes and provide a reserve for unforeseen costs.

c) Borrowing restrictions. Unlike the General Fund, the Housing Revenue Account is limited in its ability to borrow money to build new homes. The limit is set by Government and the Council currently has scope to borrow just £5.5m before the £56.85m limit is reached.

d) Capacity. Directly delivering new construction schemes requires a significant Officer resource and the capacity to do this has been limited.

5. Due to these restrictions, Officers have been working with Vivid Homes, as one of its partners in the housing joint venture Aspect Building Communities Ltd, to bring forward schemes for development. Aspect was established as a partnership of 4 organisations (Fareham Borough Council, Eastleigh Borough Council, Vivid Homes and Radian) to provide an alternative means of delivering affordable homes. Early schemes delivered by Aspect have been undertaken in the Eastleigh borough, and the model would enable the Council to overcome the restrictions set out above, and make additional funding available for affordable housing.

6. This work has, however, highlighted difficulties in achieving financially viable developments which do not require "subsidy" from the partners or from the HRA.

PROGRESS TO DATE

7. There are 7 sites currently being progressed, at the following locations:-

a) Highlands Road, Fareham

b) Bridge Road, Sarisbury

c) Station Road, Portchester

d) Stubbington Lane/Sea Lane, Stubbington (2 sites)

e) Gosport Road, Fareham

f) Wynton Way, Fareham

8. The sites have different characteristics, which lend themselves to particular types and tenures of affordable housing. Individually, the viability of some of the sites is challenging, and would require subsidy to be able to progress on their own. Officers have therefore been exploring the potential to bring forward sites collectively (rather than individually), and potentially cross-subsidise the lower value sites with the higher value ones. This would have the added benefit of delivering the most appropriate mix and tenure of homes in the site, recognising the characteristics of the surrounding area. Details for each site are set out below.

9. **Highlands Road, Fareham**: This site has planning permission for 18 units, and survey works have been carried out. Evidence of reptiles on the site has been identified, so measures have been put in place to overcome this before construction can commence. The site lends itself to a social housing scheme, but this results in a significant "viability deficit", and can only be delivered with a subsidy from other sources.

10. Developing this site is, however, recognised as the highest priority site and therefore warrants being built through the Housing Revenue Account as a social housing scheme. This will allow the scheme to be delivered quickly and could attract an element of grant

funding from the Ministry of Housing Communities and Local Government (MHCLG), to help with the viability issues. If this approach is supported, £2.85m will be allocated from HRA resources to deliver it.

11. **Bridge Road, Sarisbury**: This scheme has planning permission for 5 homes, and enabling works are due to commence in the spring in order to avoid the planning permission lapsing. This scheme will also be developed through the Housing Revenue Account, and based on the needs in the area.

12. **Station Road, Portchester**: This site is owned by the Council, and benefits from outline planning consent for 17 homes for older people. Given the housing need in the area, and the location of the site, an alternative type of housing may be more suited, but this would require a new planning application. Officers will continue to explore the best option and a further report will be submitted to the Executive in due course.

13. **Stubbington Lane/Sea Lane, Stubbington**: This site is in the ownership of the Council, but has a restrictive covenant in favour of Homes England, limiting the development to affordable homes. The local plan identifies these homes as suitable for custom/self-build, and this is being explored in advance of a planning application being submitted. The two sites could accommodate approximately 18 homes, depending on the type of properties built.

14. **Gosport Road, Fareham**: This site is currently owned by Hampshire County Council (HCC), with terms agreed for FBC to acquire it. It benefits from planning consent for 18 homes but is particularly challenging to develop, due to a significant gas main under the site. Options continue to be explored for this site to ensure to is deliverable, before we proceed to complete the purchase from HCC.

15. **Wynton Way, Fareham**: The site is partly owned by FBC and partly by HCC. Terms are agreed for FBC to acquire the full site, with the potential to deliver 18 homes.

WAY FORWARD

16. The sites set out in the report could provide a total of 88 affordable homes, and the indicative budget cost for construction is nearly £15m.

Site	Estimated no. of units	Estimated scheme cost
Highlands Road, Fareham	18	£2,850,000
Bridge Road, Sarisbury	5	£1,206,000
Station Road, Portchester	17	£2,862,000
Stubbington Lane/Sea Lane, Stubbington (2 sites)	18	£3,030,000
Gosport Road, Fareham	12	£1,825,000
Wynton Way, Fareham	18	£2,994,000
TOTAL	**88**	**£14,767,000**

17. Due to the funding restrictions for the HRA, the general assumption for new development has been that this would be undertaken via Aspect, or through other

Registered Providers. However, in anticipation of a new Housing Strategy and in light of the new Housing Department, Fareham Housing, a slightly different approach is proposed as a pragmatic way to ensure that delivering affordable homes on the most advanced sites (Highlands Road and Bridge Road) is not unduly delayed.

18. It is anticipated that the remaining sites will be developed collectively, and officers are continuing to work on the basis that these will be delivered in conjunction with Aspect. However, this can be reconsidered once the Housing Strategy has been prepared and adopted.

FINANCIAL IMPLICATIONS

19. The Highlands Road scheme had previously been allocated a sum of £2.85m in the 2019/20 General Fund Enabling Capital Programme. However, if the Executive support the delivery of the scheme via the HRA, this will need to be transferred to the HRA capital programme, and funding from "ring-fenced" borrowing for housing purposes.

20. A revised cost plan for Highlands Road has been prepared, which results in a total budget of £2.85m:-

2018/19	£500,000
2019/20	£2,000,000
2020/21	£350,000
TOTAL	**£2,850,000**

CONCLUSION

21. The report provides Members with an update on 6 sites being promoted for affordable homes. While the majority of the schemes are being progressed as developments suitable for the Council's housing company Aspect, the report proposes that the two most advanced schemes are delivered directly via the Housing Revenue Account, in order to progress to construction more quickly and to enable a greater proportion to be delivered at a social rent in Highlands Road.

Enquiries:

For further information on this report please contact

Paul Doran, Managing Director of Fareham Housing, (Ext 4572)
Andy Wannell, Director of Finance and Resources, (Ext 4620)