

# FAREHAM LOCAL PLAN 2037

FAREHAM
BOROUGH COUNCIL

**Foreword by the Executive Member for Planning and Development and Deputy Leader – Councillor Simon Martin**


Councillor S. Martin

At its heart, planning is about places and people. In creating the Local Plan, the Council has set out how the borough can sustainably develop and grow to meet the future social, economic and environmental needs of its residents.

Through a Development Strategy underpinned by the notion of 'Good Growth', the Local Plan aims to meet the needs for housing and employment whilst protecting our important natural and historic environments. This good growth establishes the most appropriate locations for providing the new homes and jobs we need, focussing development in urban or edge of settlement locations, and seeking to ensure that development is high quality and impactful in terms of people's quality of life. In line with our vision, the Local Plan seeks to distribute development across the Borough and achieve maximum community benefit for our residents, whilst protecting the areas and spaces that are most important to us.

Alongside meeting our national targets for housing, the Local Plan proposes a level of employment growth required to meet our needs and sets out where commercial development should take place. Recognising the impact of the Coronavirus pandemic, it is even more vital that our economic growth needs are met, and job opportunities are provided. The Local Plan also recognises the changing nature of our high streets and leisure needs and includes policies to respond positively to the changing trends and preferences in retail and community facilities.

Planning for the future of the borough is not just about meeting housing and employment needs but also safeguarding the borough's natural assets and green spaces. The Natural Environment chapter of the Local Plan provides policies which protect the variety of rich and unique habitats contained in the borough as well as the recreational spaces which residents enjoy.

Alongside environmental protections, the Local Plan recognises the importance of climate change and the need to plan for it, including policies which support higher water efficiency standards in development, and support proposals for the delivery of renewable and low carbon energy. The Climate Change chapter also recognises the increased risk of flooding, providing policies for managing flood risk and coastal change.

I am proud to present the Fareham Local Plan 2037 which is based on a substantial and robust evidence base, guided by national policy and legislation, and has been shaped in consultation with our community since 2017. Throughout the creation of the Local Plan, the Council has worked with many stakeholders, including neighbouring local authorities, statutory bodies and local communities and agencies. The resulting Local Plan provides policies which will protect our most valued landscapes and open spaces and improve both the natural and historic environment for both current and future generations to enjoy whilst also delivering housing and employment opportunities to meet our growing needs.

The Local Plan 2037 is the starting point. It sets out the vision for the borough, and the policies against which future development proposals will be judged, alongside the existing Welborne plan. The outcomes of the plan will be seen in the high-quality development which takes place in the right place in the Borough and will be rigorously monitored and reported on.

# INFORMATION AND CONTACTS

The Fareham Local Plan 2037 forms part of the Development Plan for Fareham alongside the Welborne Plan and the Hampshire Minerals and Waste Plan. These can be found on the Council's website at: https://www.fareham.gov.uk/planning/local_plan/

**Stay informed**

You can keep up to date with matters relating to Planning including the production of planning documents and planning applications on the Council's website: www.fareham.gov.uk/planning

Residents can be the first to hear about Council consultations and engagement events by signing up for email updates at: www.fareham.gov.uk/haveyoursay

**Get in touch**

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# INTRODUCTION



# INTRODUCTION

## What is a Local Plan?

1.1 Fareham Borough Council as a Local Planning Authority is required, in line with Government legislation, policies and guidance, to prepare a Local Plan. The Local Plan contains strategic priorities, policies and allocations which aim to achieve sustainable development in the Borough whilst also identifying and protecting its valued assets. The Local Plan sets out what the Council considers are the opportunities for development as well as clear policies on what will or what will not be permitted and where. The plan aims to ensure beneficial and high-quality development to meet the future needs of its residents, workers and visitors, whilst protecting its most valued natural and man-made assets such as landscapes, settlement character, heritage and community buildings. The new Local Plan will follow the priorities outlined in the Council's Corporate Strategy[1].

1.2 The Fareham Local Plan 2037:

- Sets the strategic planning policies for the Borough, taking account of key factors such as population and economic growth, climate change and environmental character;
- Sets the general scale and distribution of new development which is required to meet Fareham's needs to 2037 and contributes to local unmet need in accordance with duty to cooperate requirements;
- Provides the planning principles, including detailed development management policies to guide decisions on planning applications;
- Identifies where new residential and economic development will be located through allocations of land; and
- Identifies key environmental designations and includes specific proposals for the conservation and enhancement of natural and historic landscapes and assets.

1.3 Planning law[2] states that planning applications should be determined in accordance with the Local Plan unless material considerations indicate otherwise and therefore the policies within the Fareham Local Plan, together with any future neighbourhood plans, will be the framework against which any planning applications will be assessed.

1.4 To be 'positively prepared' the Local Plan must:

- Provide a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and
- Be informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so; and
- Be consistent with achieving sustainable development.

To be 'justified', the Local Plan must:

- Provide an appropriate strategy, taking into account the reasonable alternatives; and
- Be based on proportionate evidence.

To be 'effective', the Local Plan must:

- Be deliverable over the plan period; and
- Be based on effective joint working on cross-boundary strategic matters.

To be 'consistent with national policy', the Local Plan must:

[1] Corporate Strategy can be found at: https://www.fareham.gov.uk/PDF/about_the_council/CorpStrategy.pdf
[2] Section 38 (6) Planning and Compulsory Purchase Act 2004

- Enable the delivery of sustainable development in accordance with the NPPF.

1.5 In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for determining planning applications is the Development Plan (i.e. the Local Plan, the Minerals and Waste Plan and any Neighbourhood Plans), unless material considerations[3] indicate otherwise. This means that all policies relevant to the application within the Local Plan need to be considered.

1.6 In drafting these policies, the Council has avoided duplication where possible to achieve better worded and more succinct policies. There is some cross referencing between policies, and the supporting text to some policies will indicate other matters covered elsewhere in the plan that need to be considered. However, the need to consider all other relevant policies cannot be avoided just because the most relevant policy does not refer to an issue. This will be a common requirement for topics such as parking, design and the need to provide planning obligations. In all instances the Local Plan 2037 should be read as a whole.

## Fareham's Local Plan History to Date

1.7 All local authorities are required to have an up to date Local Plan. The Council committed to reviewing the Local Plan in 2015, following the adoption of Fareham's Local Plan parts 2 and 3. In October 2017, the Council began a Regulation 18 consultation[4] on the Draft Local Plan. This consultation plan outlined the vision and strategic priorities for the Borough, in line with the Council's Corporate Strategy. The consultation on the draft plan ran until 8 December 2017 and resulted in over 2,500 responses from individuals and organisations. The Draft Local Plan sought, amongst other aims, to address the Borough's objectively assessed housing need (OAN) as identified in the Partnership for South Hampshire's (PUSH, now PfSH) Strategic Housing Market Assessment (SHMA) Update (published in April 2016).

1.8 At the same time as the Council were consulting on the Draft Local Plan, the Government undertook a consultation called 'Planning for the right homes in the right places' which proposed changes to the National Planning Policy Framework (NPPF), including a new method for calculating housing need using a 'standard methodology'. The standard methodology calculates how many homes are needed by taking into account household projections based on house prices compared to local salaries.

1.9 The Government confirmed the implementation of the standard methodology in July 2018, resulting in a higher housing need for Fareham. The Draft Local Plan which the Council had consulted on in 2017, would not meet the new requirement and so the Council had to revisit this work in order to meet the new identified housing target.

1.10 The Council commenced a review of the Draft Local Plan to address the increase in housing requirement and to ensure that the policies complied with the revised NPPF. In the summer of 2019, the Council undertook an Issues and Options consultation, to ask people where, in their opinion, development should go and where in the Borough should be protected from future development. The feedback from the Issues and Options

[3] Material considerations can include (but are not limited to) previous planning decisions (including appeal decisions) and government policy, including the NPPF.
[4] Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 requires that various bodies and stakeholders be notified that the council is preparing a plan. It invites them to comment about what that plan ought to contain. http://www.legislation.gov.uk/uksi/2012/767/regulation/18/made

consultation informed the preparation of the Supplement to the Fareham Local Plan, which was in turn the subject of a Regulation 18 consultation in January and February 2020. The results of these three consultations combined have informed the preparation of the Plan.

1.11 In August 2020 the Government published a new planning consultation which proposed further changes to the way housing need is calculated. The proposed new formula continued to take into account household projections as set out in the current standard methodology but to also consider a Local Authority's existing housing stock. This change to methodology would have meant that Fareham's identified housing need would decrease from that identified in 2018. This led to the re-evaluation of the scale of housing growth required for the Local Plan and prompted a review of potential housing allocations in line with the preferred residential development strategy of focusing development on deliverable urban and sustainable edge of settlement sites, resulting in the proposed allocations in the Housing Need and Supply chapter (chapter 4). The resulting Local Plan, based on this methodology was subject to Regulation 19 consultation in November and December 2020.

1.12 In late December 2020 the Government released its response to the consultation in which they stated they did not propose to proceed with the changes to the formula for calculating housing need, instead retaining the existing formula along with applying an uplift to major UK cities. Their reasoning included a commitment to delivering 300,000 homes per year by the mid 2020's and that the distribution of need under the proposed methodology placed too much strain on rural areas and not enough focus on towns and cities. In addition they identified the impact of the Coronavirus pandemic on towns and cities leading to reduced demand for retail and commercial spaces stating that they want "towns and cities to emerge from the pandemic renewed and strengthened…with greater public and private investment in urban housing and regeneration"[5]. The result of their decision is that Fareham's housing need has reverted to the previously identified higher level, requiring the Council to undertake a further review of housing allocations to ensure the plan would meet the need. The resulting new housing allocations, together with any revisions informed by the Regulation 19 consultation undertaken in 2020 led to the revised Local Plan. Following consultation on that revised version, the Plan was submitted to the Secretary of State for examination. The adopted plan is the outcome of that examination.

## What period of time will the Fareham Local Plan 2037 cover?

1.13 The NPPF requires that strategic policies should look ahead over a minimum of fifteen years. The Fareham Local Plan covers the period from 2021 to 2037, and from the point of adoption in 2023 will look forward around 14 years. This period differs from that stated in earlier drafts (2020 to 2036) and has been reflected in the plan name which changed from Fareham Local Plan 2036 to Fareham Local Plan 2037.

## What will the Fareham Local Plan 2037 replace?

1.14 At adoption the new Local Plan formally replaces the existing Local Plan Part 1: Core Strategy (2011) and Local Plan Part 2: Development Sites and Policies (2015). The Local Plan 2037 supersedes the policies contained in the Local Plan Parts 1 and 2. A list of superseded policies is available at Appendix A in line with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local Plan Part 3:

[5] https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system

The Welborne Plan will not be replaced by the 2037 plan, but together with the new Local Plan and any Supplementary Planning Documents (SPDs), will make up the suite of planning policies upon which planning applications will be considered.

1.15 In preparing the Fareham Local Plan 2037, evaluation of the adopted Local Plan Part 3: The Welborne Plan was undertaken. The plan was assessed in line with the progress of the planning application for Welborne and was found to be fit for purpose. Therefore, no review of the Welborne Plan has been undertaken at this stage.

1.16 Whilst the Welborne Plan itself is not being reviewed, it is important to consider the contribution that Welborne is expected to make in relation to the overall need within the Borough until 2037, through the expected housing and employment delivery trajectories and the associated infrastructure. Further information relating to Welborne's delivery can be found in:

- Table 4.2 - Sources of Supply 2021-2037
- Table 6.2 – Employment Sites to meet the Requirement.

1.17 For clarity, this Plan replaces the Core Strategy and the Development Sites and Policies Plan. This is illustrated by the following figure.

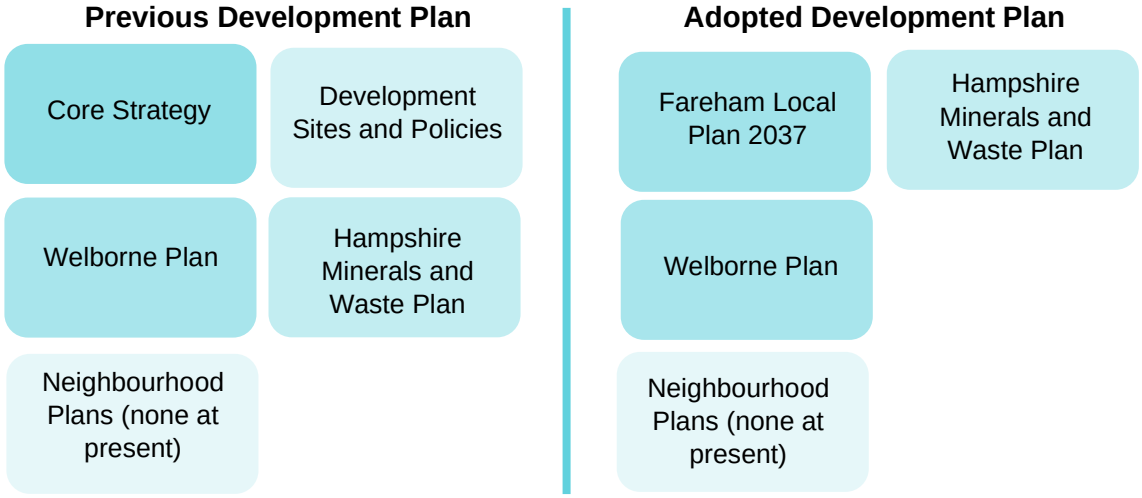



***Figure 1.1 – Changes to the Development Plan***

## Preparation of the Local Plan

1.18 This adopted Fareham Local Plan 2037 is the Council's 'preferred approach' to development in the Borough for the period up to 2037 and has emerged from testing a number of different options for development to meet objectively assessed needs.

1.19 The Council commenced a series of 'call for sites' exercises preceding the 2017 Draft Local Plan and 2020 Supplement. These established what land *could* be available for development in the future. In terms of new homes and employment sites, the Council assessed the suitability, availability, and achievability of these sites for accommodating the Borough's housing and employment needs. A number of sites were discounted as part of this process (which is detailed in the Strategic Housing and Employment Land Availability Assessment (SHELAA)) when they were not considered suitable, available or achievable.

1.20 The likely environmental, social and economic effects of the Local Plan and the sites identified for development were assessed through the Habitats Regulation Assessment and the Sustainability Appraisal incorporating Strategic Environmental Assessment.

1.21 A Habitat Regulations Assessment (HRA) Screening Report identified the Local Plan's potential impact on European protected sites and the subsequent HRA Appropriate Assessment informed the preparation of the plan.

1.22 The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) process was undertaken and amended iteratively during plan preparation. The SA/SEA assessed individual sites, proposed policies and a number of different delivery options to address the overall housing need.

1.23 The Equalities Impact Assessment (EqIA) assessed the policies in the Local Plan against protected characteristics identified in the Equalities Act 2010. The EqIA was undertaken iteratively through the Local Plan preparation and concludes that the policies and resulting development patterns of the Local Plan were likely to have some positive and neutral effects on the protected characteristics identified.

1.24 These documents form part of a substantial volume of evidence which has been used to inform the preparation of the Plan, including, amongst others, a Landscape Assessment and a Strategic Transport Assessment, as well as a number of other borough-wide studies and background papers. In some instances, the evidence has been prepared by the Council and in other instances it has been prepared with partners, statutory bodies and/or used specialist consultants. This evidence base provides an understanding of the key issues affecting the Borough and the Plan has been prepared to reflect and respond to these issues.

1.25 All these evidence base documents are available on the Council's website. Together they have informed the plan's preferred 'development strategy'. Further information to explain the approach to the development strategy is available in Chapter 3 (Development Strategy).

## Duty to Cooperate

1.26 A 'Duty to Cooperate' was introduced through the 2011 Localism Act and is incorporated into the NPPF which sets out that local planning authorities 'are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.' Local planning authorities must demonstrate how they have complied with the duty to cooperate which requires the Council to:

- Work with neighbouring authorities on a joint approach to sustainable development or use of land, where there would be a significant impact on the planning areas concerned; and
- Work with a range of public bodies to set out agreements on how strategic issues will be dealt with through the preparation of plans; and
- Set out planning policies to address such issues.

1.27 The Council worked closely with a number of bodies during the preparation of the Local Plan, in accordance with the duty to cooperate and this is recorded in the Statement of Compliance with the Duty to Cooperate. This is a written record which highlights issues and agreements on cross boundary strategic issues with neighbouring planning authorities and other relevant organisations. In the run up to examination, the Council progressed the duty to cooperate work through the production of statements of common

ground which highlighted agreement on cross boundary strategic issues with neighbouring authorities and other relevant organisations. These form part of the evidence base which can be found on the Council's website.

## Partnership for South Hampshire

1.28 The Council, along with its neighbouring authorities forms part of the Partnership for South Hampshire (PfSH), which seeks to encourage sustainable, economic led growth and regeneration of the sub-region. The Plan takes account of a number of wider issues and opportunities affecting the PfSH sub region and PfSH strategies are referenced as relevant in the Plan although these are non-statutory and therefore can only inform decision making.

1.29 PfSH is working on a new Statement of Common Ground between all constituent authorities which will effectively supersede the Spatial Position Statement from June 2016. The new Statement will be informed by a variety of workstreams currently in preparation, including seeking to address unmet need in the sub-region through an analysis of Strategic Development Opportunity Areas (SDOAs), a Transport Assessment of potential SDOAs, and an Economic Needs analysis. This work is not expected to conclude until the second half of 2023. However, a Statement of Common Ground has been signed with the other PfSH authorities recognising the contribution from the Fareham Local Plan 2037 to the unmet need issue and the further collaboration to complete the Joint Strategy.

## Neighbourhood Planning

1.30 The Local Plan 2037 provides a strategic evidence base for Neighbourhood Plans and any Neighbourhood Development Orders, including Community Right to Build Orders.

1.31 Any Neighbourhood Plans in Fareham Borough will need to conform with the policies of the Development Plan that are applicable to the Neighbourhood Area. Neighbourhood Plans and Development Orders will have the opportunity to take forward some of the issues highlighted within the Local Plan in more detail.

1.32 The Council has a duty to support Neighbourhood Forums engaged in neighbourhood planning. The position on progress of Neighbourhood Plans will change during the life of the Local Plan and details of the up to date position of forums and plans can be found on the Council's website.

## Strategic Policies

1.33 The NPPF requires that the Local Plan includes strategic policies to address the priorities for the development and use of land in the Borough. The Fareham Local Plan Strategic Policies are identified throughout the plan and for ease are listed below:

- DS1 - Development in the Countryside
- DS2 - Development in Strategic Gaps
- DS3 - Landscape
- H1 - Housing Provision
- E1 - Employment Land Provision
- R1 - Retail Hierarchy and Protecting the Vitality and Viability of Centres
- R4 - Community and Leisure Facilities
- CC1 - Climate Change

- NE1 – Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- TIN1 – Sustainable Transport
- TIN4 – Infrastructure Delivery
- HE1 - Historic Environment and Heritage Assets

The policies in the plan which are not listed above are non-strategic policies.

## Borough-wide Policies

1.34 There are a number of policies in the plan which will apply across the entire Borough. For clarity these are listed below:

- DS3 - Landscape
- H1 - Housing Provision
- HP2 - New Small-scale Residential Development Outside Defined Urban Areas
- HP3 - Change of Use to Residential Garden Land
- HP4 - Five-Year Housing Land Supply
- HP10 - Ancillary Accommodation
- HP11 - Gypsies, Travellers and Travelling Showpeople
- E1 - Employment Land Provision
- R1 - Retail Hierarchy and Protecting the Vitality and Viability of Centres
- R2 - Out-of-Town Proposals for Town Centre Uses
- R3 - Local Shops
- R4 - Community and Leisure Facilities
- CC1 - Climate Change
- CC4 - Renewable and Low Carbon Energy
- NE1 - Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- NE3 - Recreational Disturbance on the Solent Special Protection Areas (SPAs)
- NE4 - Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent
- NE5 - Solent Wader and Brent Goose Sites
- NE6 - Trees Woodland and Hedgerows
- NE7 - New Moorings
- NE8 - Air Quality
- NE9 - Green Infrastructure
- NE10 - Provision and Protection of Open Space
- TIN1 - Sustainable Transport
- TIN2 - Highway Safety and Road Network
- D1 - High Quality Design and Placemaking
- D2 - Ensuring Good Environmental Conditions
- D3 - Coordination of Development and Piecemeal Proposals
- D5 - Internal Space Standards
- HE1 - Historic Environment and Heritage Assets
- HE3 – Listed Buildings and Structures and/or their Settings
- HE4 - Archaeology
- HE5 - Locally Listed Buildings and Non-designated Heritage Assets
- HE6 - Heritage at Risk

## Borough Profile

1.35 The following Borough Profile provides the context for the Fareham Local Plan 2037.

## Location and Strategic Context

1.36 The Borough is approximately 30 square miles in size. It adjoins the eastern boundary of Eastleigh, the southern boundary of Winchester and the western boundaries of Gosport and Portsmouth. The main town in the Borough is Fareham. The other main settlements are Western Wards, Portchester, Lower Swanwick, Whiteley, Stubbington and Hill Head, Funtley and Titchfield. In addition, land has been identified for a new community at Welborne, including the provision of 6,000 new homes.

1.37 Much of the Borough is countryside, providing a rich and varied pattern of landscape with well-established visual and physical separation between settlements, ensuring a sense of place and reinforcing local distinctiveness. These varied landscapes provide space for nature and biodiversity as well as leisure and recreation opportunities for people in the Borough, contributing to the quality of life and health of local residents.




***Figure 1.2: Location of Fareham Borough***

## Housing Needs and Infrastructure

1.38 The Borough has a population of approximately 117,000 living in 46,000 households[6]. There is an acknowledged housing need, and affordability is an issue for first time buyers and households on low incomes who cannot access home ownership. To the year ending 2019, the median house prices in Fareham were estimated to be £288,500[7]. Evidence

[6] 2011 Census and ONS 2016
[7] Based on Office of National Statistics data.



also now indicates that the Borough has an ageing population and there is a need to address this, particularly through adaptable housing.

1.39 The Borough is well connected to the M27 motorway, which is located in the north of the Borough and provides access to Southampton, Portsmouth and the rest of Hampshire. However, the M27 does suffer from congestion, particularly at peak times. The Borough has three train stations, providing connections to London and to the wider rail network.

## Economy, Employment and Skills

1.40 Fareham has a strong economy with a good balance of businesses with approximately 57,700 of the Borough's residents in work. This equates to approximately 81% of the Borough's population being in employment[8]. The Solent Enterprise Zone at Daedalus contains a significant amount of the Borough's employment floorspace, including the Innovation Centre and the Faraday and Swordfish business parks that will help to provide future jobs for local residents. Fareham also has a skilled workforce with approximately 61% of all 16 to 64-year olds in the Borough being educated to college level and above, higher than the overall percentage for Great Britain of 58%[9].

## Environment

1.41 Natural Environment: The Borough's natural environment is highly valued by residents and visitors. The value is reflected in the Borough's areas of special landscape quality, three main rivers, the woodlands and parks, six Sites of Special Scientific Interest (SSSIs), six Nature Reserves and the coastline. The Borough's coastal location results in some areas being affected by tidal flooding. In response to this, the Eastern Solent Coastal Partnership, now Coastal Partners, was formed in 2012 to deliver a series of coastal management services across the coastline, including Fareham Borough, with the overarching aim to reduce coastal flooding and erosion.

1.42 Historic Environment: The Borough benefits from a number of designated and non-designated heritage assets which contribute to the built character. The Borough's historic environment includes 5 Scheduled Monuments, 13 Conservation Areas, more than 400 statutory Listed Buildings, 200 locally listed buildings, 8 historic parks and gardens which have been identified as having local importance and a number of archaeological sites of local importance.

## Retail and Leisure

1.43 High streets nationally have all been affected by the changing trend in people's shopping habits to purchasing online and Fareham Town Centre is no exception. With a reduction in footfall to traditional shops, increasingly, high streets are seeking alternative uses such as housing and entertainment and relaxation venues. The Fareham Town Centre and Portchester District Centre vision documents[10] recognise there is room for improvement and explore a number of opportunities for additional development, including the provision of further good quality homes and adapting the range of retail uses to meet the changing needs of the population.

[8] Source Nomis Official Labour Market Statistics 2018, http://www.nomisweb.co.uk/reports/lmp/la/1946157303/report.aspx?town=fareham
[9] Source: Nomis Official Labour Market Statistics 2018, https://www.nomisweb.co.uk/reports/lmp/la/1946157303/report.aspx?town=Fareham#supply
[10] https://www.fareham.gov.uk/planning/regeneration/

1.44 Residents and visitors have access to a wide range of community and leisure facilities around the Borough, such as the Westbury Manor Museum, Ashcroft Arts Centre, and the Holly Hill Leisure Centre which opened in 2016. The availability of such facilities is a benefit to the Borough's residents and the Council is looking to improve the range of facilities on offer, with a focus on Fareham Town Centre beginning with the construction of Fareham Live.

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# VISION AND STRATEGIC PRIORITIES

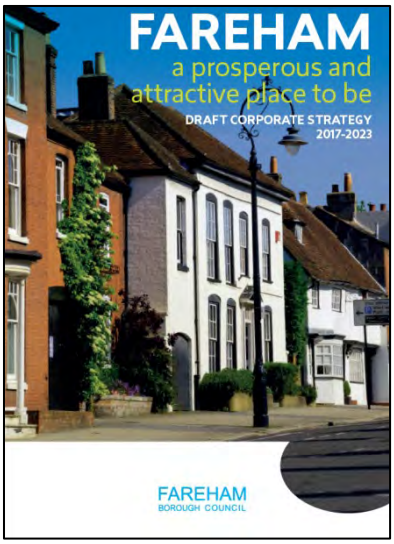


# VISION AND STRATEGIC PRIORITIES

## Vision

2.1 In order to provide a focus for the Local Plan, from which the Strategic Priorities and other elements of policy will follow, we need to be clear about the sort of place we want Fareham Borough to be in 2037 and consider how we will achieve this.

2.2 The Council's Corporate Strategy (2017 – 2023) was approved by the Council in December 2017 and reviewed in December 2020. The main theme of the strategy is a vision of Fareham as a prosperous, safe and attractive place to live and work, with a future categorised by increasing prosperity, providing new homes for our growing communities, and making the Borough an even more inclusive and attractive place to live and work. Particular consideration has been given to the six Corporate Priorities:




- Providing Housing Choices
- Protect and Enhance the Environment
- Strong, Safe and Inclusive Communities
- Maintain and Extend Prosperity
- Leisure Opportunities for Health and Fun
- Dynamic, Prudent and Progressive Council

2.3 These Corporate Priorities have been used to inform the Local Plan 2037 Vision and Strategic Policies included in this Plan.

2.4 The Local Plan can help deliver housing choices by providing new homes, sites for new jobs, new schools and new leisure facilities by planning for development to 2037. The Local Plan contributes to protecting and enhancing the environment by recognising the importance of land designated for nature conservation purposes, providing open space as part of new developments and continuing to protect existing areas of open space. This is in addition to policies requiring water efficiency measures in new homes and ensuring the land susceptible to flooding is retained as part of a functioning floodplain.

2.5 The Local Plan assists with engendering a feeling of safety and security in our everyday activities by ensuring places are well-designed for activity both during the day and night. Proposed growth within Local Plans must be assessed in terms of the impacts on highways and how people use walking and cycling routes and needs to demonstrate that any new growth on our road network is designed with safety in mind.

2.6 The Local Plan contributes to maintaining and extending prosperity by allocating land for economic growth that will provide jobs for local people and support the local economy. Its policies also assist in promoting attractive and vibrant district and town centres, and supporting and protecting, where possible, existing businesses. Alongside the Corporate Strategy, the Council has approved two vision documents relating specifically to the regeneration and redevelopment of Fareham Town Centre and Portchester District Centre.

2.7 The fifth priority relates to leisure opportunities and ensuring that Fareham continues to be an attractive place to live. The Local Plan contributes to this primarily through the provision of open space within the Borough, sports provision and play areas on or near to new developments.

2.8 The Local Plan also contributes to the Corporate Strategy priority of the Council continuing to be dynamic, prudent and progressive. Working with developers to collect financial contributions from new developments to support the provision of infrastructure, including those types provided directly by the Council, necessary for the planned growth.

2.9 The Local Plan provides an opportunity to focus the Corporate Strategy priorities more specifically to sustainable planning and high-quality design and placemaking within the built environment, and to achieve an appropriate balance between economic, social and environmental factors in order to meet the needs of the Borough. The Vision for the Local Plan will also address a longer period of time than the Corporate Strategy, extending until 2037 (i.e. the end of the plan period) as opposed to 2023.

2.10

**Fareham Local Plan 2037 Vision**

Fareham Borough will offer a high quality of life to all residents and be an attractive, safe and pleasant place to live, work and visit. It will be a sustainable and increasingly prosperous place, with low levels of crime and unemployment and good access to community facilities, jobs, leisure, shops, open space and services.

The Borough will accommodate development to address the need for new homes and employment space in Fareham Borough. The new housing will address the particular needs in the Borough, such as our growing housing need and an ageing population and creating attractive, locally distinctive places to live.

New employment space will be located in the most appropriate locations that are attractive to the market and acceptable in terms of environment impact. Existing employment areas and zones will be supported and all decisions made will seek a sustainable future for the employment provision in the Borough and its associated jobs.

Fareham Borough will retain its identity, and the distinctive identity of individual settlements within the Borough, through measures that seek to retain the valued landscapes and settlement definition and through development of places that respond to locally distinctive characteristics.

The natural, built and historic assets of the Borough will continue to be protected, alongside the Borough's many valued open spaces, sports provision and leisure and community facilities.

Fareham Borough will have a strong and diverse economy with improved levels of self-containment with people working from home or close to home, with opportunities for public transport use and other sustainable travel choices maximised.

Fareham Town Centre and other retail areas will be retained and regeneration opportunities that support the town and district centres will be encouraged, whilst making efficient use of any developable land is these locations.

Significant road improvements will take place, such as changes at Junction 10 on the M27, and the Stubbington bypass, which will relieve traffic congestion issues. Wherever possible other highway works will be undertaken to support development and minimise the impacts to our highway network and those that use it.

## Strategic Priorities

2.11 There are a number of strategic priorities that can be drawn from the Fareham Local Plan Vision 2037. These provide the focus in formulating the Local Plan and its policies.

2.12

| Strategic Priorities |
|---|
| 1. Address the housing and employment needs by the end of the plan period in an appropriate and sustainable manner, creating places people want to live or where businesses want to locate. |
| 2. In the first instance maximise development within the urban area and away from the wider countryside, valued landscapes and spaces that contribute to settlement definition. |
| 3. Ensure high quality design that responds to local character and provides opportunities for healthy, fulfilling and active lifestyles and a sense of place is integral to all development proposals in the Borough. |
| 4. Ensure that infrastructure is planned prior to development, and delivered at the appropriate points alongside development, to meet the changing needs of our residents and businesses. |
| 5. Provide a sustainable and vibrant future for Fareham Town Centre, district centres and other retail areas, maintaining and improving their vitality and viability. |
| 6. Provide a mix of jobs and employment opportunities through protecting and further enhancing viable and important employment areas and zones, and providing for the future employment floorspace. |
| 7. Create places that encourage healthy lifestyles and provide for the community through the provision of leisure and cultural facilities, recreation and open space and the opportunity to walk and cycle to destinations. |
| 8. Provide new housing which incorporates a mix of tenure, size and type to meet the Borough's needs and enable accommodation for all, this includes addressing the specific needs of different groups in the community, including the elderly and people with disabilities. |
| 9. Protect and enhance the Borough's landscape features, valued landscapes, biodiversity, green infrastructure networks and the local, national and international sites designated for nature conservation. |
| 10. Appropriately manage, protect and enhance the Borough's historic environment including Conservation Areas, Listed Buildings and Scheduled Ancient Monuments. |

11. Ensure the Borough responds to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion.
12. Create opportunities for modal shift to public transport and more active travel modes such as walking and cycling.

2.13 There are other delivery mechanisms and enablers outside of the direct scope of the Local Plan which will also contribute to the Corporate Vision and the Fareham Local Plan 2037 Vision. This includes documents such as the Council's Housing Strategy and Leisure and Cultural Strategy. Other relevant documents are included in the review of policies, plans, and programmes contained in the accompanying Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) to this plan.

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# DEVELOPMENT STRATEGY



# DEVELOPMENT STRATEGY

## Overview

3.1 The Local Plan 2037 sets the Development Strategy for the Borough taking into account housing and employment needs for Fareham Borough up until 2037. In order to provide certainty to planning applicants, residents and business owners within the Borough, as well as key partners and stakeholders, one of the fundamental roles of a Local Plan is to define the area's Development Strategy for the duration of the plan period. A Development Strategy indicates the scale of development likely and necessary to come forward, as well as how that scale of growth is to be located across the Borough.

3.2 The Local Plan provides a Development Strategy for the distribution, scale and form of development and supporting infrastructure, a set of proposals to deliver the strategy, policies against which to assess planning applications, and proposals for monitoring the success of the plan.

3.3 The strategy therefore defines where development is deemed acceptable in principle for development, as well as where it is not. Being clear about the strategy provides clarity to all who have an interest in the future of the Borough.

## Good Growth

3.4 At the heart of the Development Strategy for Fareham is the concept of good growth. Good growth means building homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments and retaining and strengthening the separate identities of the borough's settlements. Developments need to respect environmental protections and deliver opportunities for environmental gain, provide opportunities for reduced energy demand and waste production, whilst sensitively managing the countryside and valued landscapes. Good growth also means providing open space and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel rather than the car.

3.5 The Council has considered the most appropriate Development Strategy for the Borough, with options for 'good growth' areas being tested through the earlier Issues and Options consultation which took place in the summer of 2019 and the Sustainability Appraisal process. The Supplement consultation in early 2020 identified the Council's preferred approach to its Development Strategy which it proposes to use to guide the focus of development until at least 2037.

## Development Strategy

3.6 The important factors that have helped shape the spatial expression of the development strategy are listed below;

- Landscape and countryside
- Settlement boundaries and the desire to respect settlement identity
- Climate change, flood zones and coastal management areas
- Protected areas for nature conservation and recreational purposes
- Transport corridors and opportunities to encourage more active travel modes
- Need to encourage diversity in the housing market (by encouraging a mix of small, medium and larger sites)
- Sustainability and accessibility to services
- The requirement to meet our housing and employment need.

3.7 These factors, presented on the key diagram in figure 3.1, reflect the definition of sustainable development in the NPPF, alongside other key national drivers as well as responding to the comments received on previous public consultations. For example, landscape and the value that residents give to certain landscapes in the Borough was a feature of the Issues and Options consultation in 2019.

3.8 The Borough of Fareham has a remarkably complex landscape for its size. The landscape is one that is balanced between mixed rural valleys, coastal plain, farmland and woodland and extensive built-up areas, as well as the M27 motorway and railway lines which cross the Borough. One of the core principles of national planning policy is that planning should recognise the intrinsic character and beauty of the countryside.

3.9 Recent planning appeal decisions in the Borough have highlighted the need to consider the designation of valued landscapes as part of the Local Plan. Previous Local Plans have included the demarcation of 'Areas of Special Landscape Quality' in the Borough which were used to help shape planning strategy and decisions on planning applications. These areas were the Meon, Hamble and Hook valleys, Portsdown Hill and the Forest of Bere. Both the Landscape Assessment (2017), and the more recent 'Technical Review of Areas of Special Landscape Quality and the Strategic Gaps' (2020) still recognise the intrinsic character and distinctiveness of these relatively undeveloped areas of the Borough and so their locations have been used to shape the development strategy. There is a presumption against major development in these areas unless it can be demonstrated through a landscape assessment that the quality and distinctiveness of the landscape character can be conserved. For these reasons there remain no development allocations in these areas.

3.10 The need to respect settlement boundaries and protect the identity of our key settlements has been a strong influence on planning decisions to date. Two strategic gaps have long been established in the Borough; one in the Meon valley and the other between the settlements of Fareham and Stubbington. Strategic gaps have been retained but they have been re-defined in the Plan to focus on preventing settlement coalescence. For this reason, it was necessary to undertake a careful review to ensure that the strategic gap performs the function of supporting the retention of settlement identity. Independent evidence was commissioned to support this review, 'Technical Review of Areas of Special Landscape Quality and the Strategic Gaps', which is available alongside the Plan. Again, this policy direction has been driven as a response to the NPPF and recent planning appeals where the function, and strength of, the strategic gaps were called into question.

3.11 Another key influencing factor on the Development Strategy is climate change. This is an issue that has helped shape national planning policy in recent decades and the process of plan preparation is acknowledged as having an important role in shaping how our future land use responds to this challenging phenomenon and the need to mitigate its impacts. Two of the most influential elements of climate change in terms of shaping a development strategy is the need to respect Coastal Change Management Areas and areas prone to severe flood risk. For this reason, both of these factors have influenced the proposed spatial strategy for development and major development is not proposed in areas identified as having a role in mitigating the impacts of flooding or coastal erosion.

3.12 Allied with this is the need to protect and enhance areas designated for nature conservation interest, both in terms of the intrinsic interest of the site in question and its role in a wider ecological network. Recognising the important role that green infrastructure has on the physical and mental wellbeing of our residents and visitors, areas designated as open space or protected for recreational purposes are also areas



that will continue to support those functions in the long term within this development strategy.

3.13 Recognising that good growth enables greater choices in terms of how our residents, employees and visitors travel, the existing and proposed transport corridors have influenced the development strategy. All areas of the Borough have their particular merits and disbenefits in terms of how people living or working within them would choose to travel, and through undertaking the Transport Assessment, the impacts of the Local Plan growth on the highways network is understood (see Chapter 10, Transport and other Infrastructure). Future potential transport opportunities that may be secured through significant investment, such as Rapid Transit services need to be considered alongside the development strategy as well as ensuring that access to the existing road network is provided to any development site.

3.14 The National Planning Policy Framework (NPPF) recognises the need to ensure that there is diversity within the housing market and acknowledges the role that small to medium sites (of less than one hectare) can bring to any development strategy both in terms of ensuring a supply of deliverable sites that can be relied upon within the first few years of a Local Plan and the fact that small sites help to diversify the housing product, such as by encouraging people who wish to build their own homes. For this reason, the Development Strategy provides a new policy tool to allow small-scale development in the countryside where it can be demonstrated that the location is sustainable in terms of access to local facilities and services, and that the development would be in keeping with the character and pattern of the existing settlement. While the policy applies to the whole Borough, its specific wording means that it can only be applied in certain areas where particular criteria are met. The new policy can be viewed in full in the housing chapter (Chapter 5) and will be subject to regular monitoring to ensure that it is achieving the desired effect.

3.15 That said, the need to find sustainable locations for development that are accessible to local facilities and services runs throughout the Local Plan and the Development Strategy. Each growth scenario, each potential development area and then each site considered for development has been assessed against the sustainability objectives set by the Council in the Sustainability Appraisal.

3.16 The final important factor that has influenced this Development Strategy is the need to find sufficient suitable, available and achievable sites in order to meet the housing and employment need and to provide certainty to residents and businesses that the Council is working within a plan-led system for development that should not be undermined by speculative, unsuitable and unsustainable development. To do this, the Council needs to meet the requirements of the NPPF in terms of housing numbers and employment floorspace and provide sufficient contingency within those numbers to avoid losing control of development management should sites fail to deliver as expected.

3.17 The Council has an obligation to work with neighbouring authorities in order to identify and address unmet need within the region. This work is being undertaken through the Partnership for South Hampshire (PfSH), of which the Council is a member. PfSH are working on a Statement of Common Ground to identify Strategic Development Opportunity Areas (SDOAs) that could be selected to address the identified unmet need in the sub-region. This work is likely to continue into 2023 and the Council will remain an active partner in discussions. However, the Council considers it unnecessary to wait for the outcome of the PfSH work in relation to the question of Fareham's contribution to unmet need due to two main reasons. First, as has been mentioned the Council is a member of PfSH and as such is party to the discussions and technical assessment

undertaken on potential SDOAs within the Borough. Second, the Council has undertaken bilateral conversations with neighbouring authorities through the Duty to Co-operate obligation and is aware of the unmet need arising there and the Borough's capacity to address any unmet need.

3.18 This Development Strategy has been used to determine the suitability of proposed sites for development, alongside a wide range of other factors that are more appropriate at a more localised level such as the need to protect and enhance the historic environment, ecological issues and factors related to environmental health. More on how we have defined sites that are suitable, available and achievable within the lifespan of the plan can be found in the Strategic Housing and Employment Land Availability Assessment (SHELAA) which accompanies this Plan.

### Scale of Growth

3.19 It is a requirement of the new National Planning Policy Framework (NPPF) to, as a minimum, meet the objectively assessed needs for housing using the standard methodology set out in the Planning Practice Guidance, unless exceptional circumstances justify an alternative approach. The Council intends to meet our housing number as identified through the standard methodology, and to apply an appropriate delivery buffer due to high reliance on one large site, Welborne Garden Village, coming forward.

3.20 The figure identified through the current standard methodology is higher than that included in the Draft Local Plan, which was consulted upon in 2017. This increase was the main reason that the Council worked to update the plan and consult on additional housing allocations in subsequent consultations in 2019 and 2021. More information on the standard methodology and the implications for the Borough can be found in the Housing Need and Supply chapter (Chapter 4).

3.21 The development strategy in the Local Plan includes:

- Provision for at least 9,556 new residential dwellings and 122,000 $m^2$ of new employment floorspace;
- The strategic employment site at Daedalus (Solent Enterprise Zone) to deliver an additional 77,200 $m^2$ of employment floorspace over and above that already planned for;
- Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least 684 dwellings as part of a wider regeneration strategy;
- Development allocations on previously developed land where available, and on greenfield land around the edges of existing urban areas in order to meet remaining housing and employment needs, but otherwise managing appropriate levels of development outside of urban areas.

3.22 The locations allocated for development in the Local Plan are shown on the key diagram (Figure 3.1).

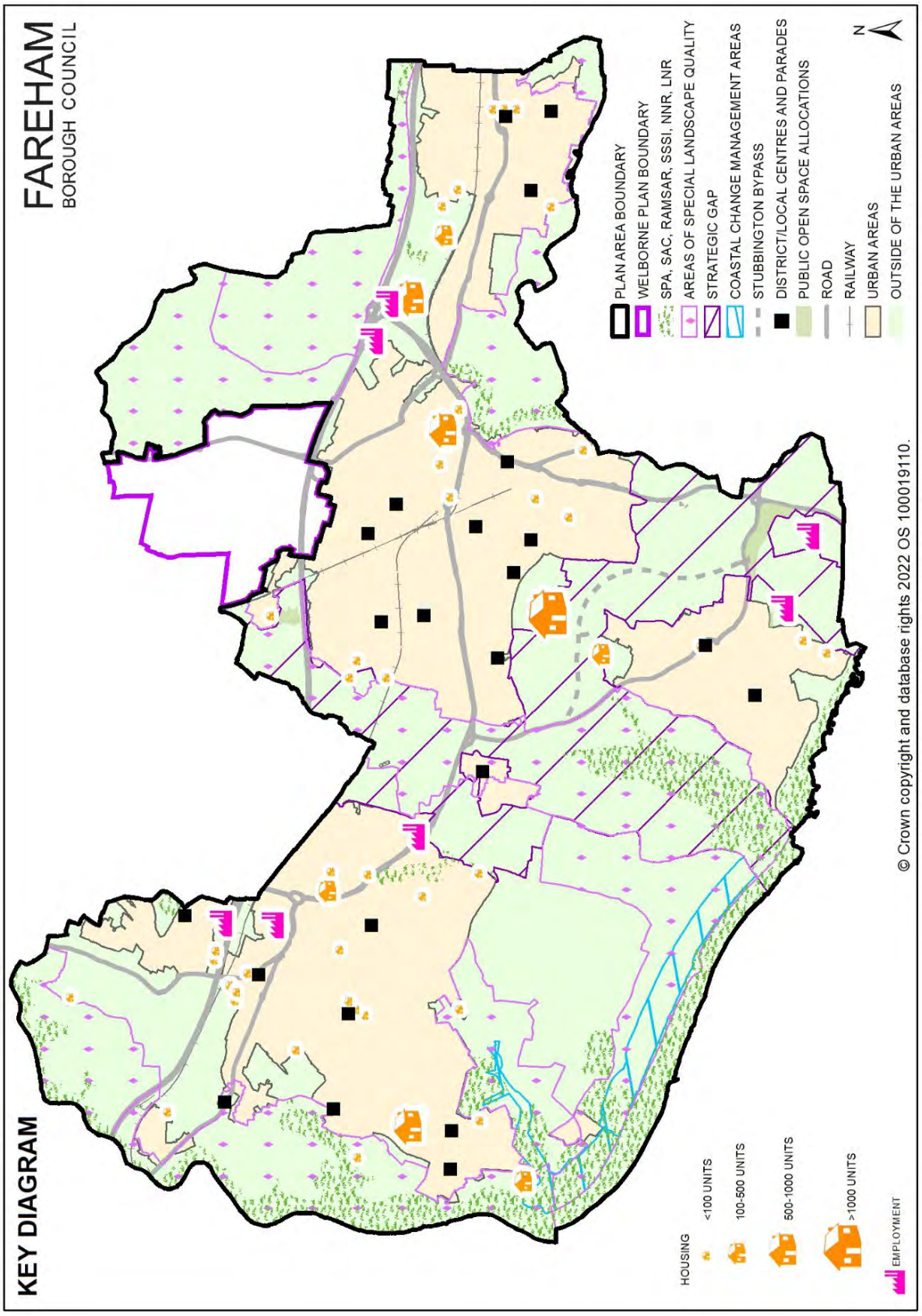



***Figure 3.1 Key diagram showing locations proposed for development in the Local Plan***

## Role of Evidence in shaping the Development Strategy

3.23 The Development Strategy and chosen sites have been shaped through analysis of the evidence base and the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of strategic options, sites and policies in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004.

3.24 The National Planning Policy Framework (NPPF) and Planning Practice Guidance require Local Plans to be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. As such, a comprehensive and proportionate evidence base has been collected to inform the approach of this Local Plan.

3.25 Sustainability Appraisal is a statutory and systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development, a key guiding principle for Plan-making, by assessing the extent to which the emerging approach of the plan (i.e. the 'Development Strategy') integrates environmental, economic and social considerations into the Plan's preparation.

3.26 An important part of the Sustainability Appraisal is the testing of reasonable alternatives. In terms of the Development Strategy, this began in 2017 with the consideration of eleven alternative spatial strategies for development which were assessed and then submitted for public consultation within the SA Report for the Draft Plan (2017), alongside the Council's preferred option which was presented in the Draft Local Plan (2017).

3.27 Following the introduction of the standard methodology for calculating housing need and the subsequent need to review the housing numbers proposed for the new Local Plan, these eleven alternatives were then augmented in 2019 with consideration of eight broad areas across the Borough which may be able to play a role in supporting the additional growth that the new Local Plan at that time, needed to consider (see figure 3.2).




***Figure 3.2 Eight potential growth areas that formed part of the Issues and Options consultation of 2019. (Note, at that stage the plan period was to end in 2036.)***

3.28 These eight growth areas were subject to consultation in the Issues and Options consultation of 2019 and the Interim SA/SEA (2020) included a high-level assessment of each different growth area. Both the consultation responses and the Interim SA supported the preferred options for new allocations and two strategic growth areas presented as part of the Local Plan Supplement consultation (2020). Therefore together, these two stages of SA represent the testing of reasonable alternatives. Further information can be found in the SA/SEA.

## Development in the Countryside

### Why we need this policy

3.29 The countryside (i.e. areas outside of the Urban Area boundary) provides many positive aspects, including landscape features, natural green spaces and places for recreation. The countryside can range from unspoilt places, such as the coast and waterways, to landscapes that have been managed in sensitive ways for many decades supporting the rural economy. The need to protect our countryside from unplanned and large-scale development that would change its nature forever is recognised by national policy.

3.30 The NPPF states that planning policies should contribute to and enhance the natural environment by recognising the intrinsic character and beauty of the countryside. It provides a distinction with the urban areas in terms of the built form and in planning terms denotes areas where more restrictive policies on development can be applied.

3.31 Several of the strategic priorities of the Local Plan relate to focusing development within the existing urban area and within specific site allocations that have been determined taking into account their sustainable merits (individually and cumulatively) and which



accord with the Development Strategy and other evidence which supports the Local Plan. To support this approach, development outside of the urban areas will be managed to resist encroachment of development into non-urban unsustainable areas.

3.32 However, it is recognised that countryside locations can be suitable for some forms of development, particularly tourism sites such as for camping and caravanning, leisure facilities such as playing fields and water-based facilities, and small-scale housing development where the character of the surrounding area can be protected. Community facilities, including cemeteries, which stand on the edge of the urban area can provide important facilities for the community. In addition, the open character of these sites can provide important views from the built form into the open countryside beyond.

3.33 In addition, many existing employment, educational, community and leisure uses are already located in the countryside. A policy is needed to allow the continuation of these uses where they perform a function to the community and/or provide jobs. The focus will be on retaining, maintaining and improving existing facilities outside of the urban area, which are valued by the community so they can meet changing needs as necessary and where possible and appropriate, locating any new community facilities inside the urban area.

3.34 The NPPF also states that planning policies should recognise the wider benefits from the countryside including the economic and other benefits of the best and most versatile agricultural land. Further, footnote 58 in the NPPF outlines that 'where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality".

3.35 It is important that when determining applications for housing and economic development, the benefits of protecting the Best and Most Versatile (BMV) agricultural land are considered against the need for development. The Borough would not be able to meet its identified housing and employment needs on previously developed (brownfield) land, and greenfield sites of lower agricultural quality, alone. For this reason, the allocation of residential development on BMV agricultural land in this Plan has been necessary to meet the identified housing and employment need. As such, it is vital the Council seeks to protect the remaining BMV agricultural land within the Borough.

3.36 In addition, the countryside provides settlement distinction (and in some cases areas have been protected more specifically through the identification of a Strategic Gap), and the open countryside often contains valued landscapes that can be particularly sensitive to change or development. These two policy areas are dealt with separately within this chapter.

### Strategic Policy DS1: Development in the Countryside

**Proposals for development in the countryside, which is defined as land outside the Urban Area boundary as shown on the Policies map, will be supported where the proposal:**

- **a) Is for development associated with an existing lawful dwelling, or**
- **b) Is proposed on previously developed land and appropriate for the proposed use, or**
- **c) Is for retail, community and leisure facilities, tourism or specialist housing where it can be demonstrated that there is a local need for the facility that cannot be met by existing facilities elsewhere; or**
- **d) Is for a new or replacement building, conversion and/or extension within**



**an existing educational facility (as identified on the Policies map) and would not result in the loss of playing fields and/or sports pitches unless it can be demonstrated that these facilities are no longer required or they can be adequately replaced elsewhere on site or,**

**e) Is for housing development either allocated or compliant with one of the following policies;**
**HP1, HP2, HP4, HP6 or HP11, or**

**f) Is for employment development compliant with one of the following policies: E1 or E5, or**

**g) Is for a new small-scale employment development to convert or extend an existing building, or replace a redundant or derelict structure, or**

**h) Provides infrastructure that meets an overriding public need. or**

**i) Can demonstrate a requirement for a location outside of the urban area.**

**In addition, proposals will need to demonstrate that they;**

**j) Protect and enhance landscapes, sites of biodiversity or geological value and soils, and**

**k) Recognise the intrinsic character and beauty of the countryside and, if relevant, do not significantly affect the integrity of a Strategic Gap, and**

**l) Maintain the character of the undeveloped coast, and**

**m) Demonstrate a preference for the development of poorer quality agricultural land rather than that of higher quality.**

**How this policy works**

3.37 Policy DS1 establishes the principles of the types of development that may be deemed acceptable within the countryside (i.e. outside of urban areas), so that only the developments that recognise the intrinsic character and beauty of the countryside will be supported. These proposals may include developments which support small-scale residential development, sites solely for affordable housing, employment uses or countryside recreation, leisure and tourism uses.

3.38 Applying the brownfield first approach to development enshrined in national policy, the development of previously developed land and under-utilised buildings will be supported particularly if this would help to meet housing or employment needs. Where proposals fall outside of criterion a-h in the policy, evidence of the need for the proposal to be located outside of the urban area will be required. This should include justification of the need for a countryside location for the proposed use of the land, and an assessment of alternative options that have been considered.

3.39 Policy DS1 signposts to a number of housing policies that are featured in the Housing Policies chapter (Chapter 5) where residential development may be deemed acceptable. Applicants must refer to those policies in addition to Policy DS1 in order to understand how any application will be judged.

3.40 This policy seeks to support proposals for new community, leisure, education facilities that meet an identified need which cannot be met by existing facilities. Such facilities could combine several functions and provide useful social and recreational activities.

3.41 The policy aims to support existing businesses and new employment proposals outside of urban areas. To allow for flexibility in the local economy, proposals for additional employment development that contributes to the local economy, such as start-up business accommodation or live-work units, will be supported. Employment uses will



often only require minor alterations to the exterior structure of a building, thereby maintaining its traditional appearance in the countryside.

3.42 All proposals will be judged in terms of their location, scale and design. They will be tested against all other relevant policies in the plan, including, but not limited to, policy DS2 on Strategic Gaps, DS3 on Landscape and policy D1 on Design. Any such new development will need to be respectful of the landscape and character of the area, the amenity of any neighbouring development and must not have an adverse effect on traffic or noise. All proposed development shall consider its relationship to and its impact on the local road network. Where it is likely that the proposed development will attract visitors, the site will need to be accompanied by a Travel Plan in accordance with Policy TIN1 of this Plan.

## Settlement identity

**Why we need this policy**

3.43 The need to respect settlement boundaries and protect the identity of our key settlements has been a strong influence on planning decisions to date. The primary purpose of identifying Strategic Gaps is to prevent the coalescence of separate settlements and help maintain distinct community identities. Strategic Gaps do not necessarily have intrinsic landscape value but are important in maintaining the settlement pattern, defining settlement character and providing green infrastructure opportunities.

3.44 Two Strategic Gaps have previously been established in the Borough; one in the Meon valley and the other between the settlements of Fareham and Stubbington. The Council has reviewed the Strategic Gaps alongside the preparation of this Plan, and the evidence is available to view to support the Plan[11]. Strategic gaps have been retained but the policy and the spatial designation has been tightened to focus on preventing settlement coalescence. As mentioned in para 3.10, this work has been undertaken in response to the NPPF and recent planning appeals where the function, and strength of, the Strategic Gaps were questioned.

3.45 The review of the Strategic Gap designations within the Borough has considered it important to retain the Strategic Gaps in the Borough. The Meon Gap plays a vital role in helping to maintaining the separation of Titchfield from settlements to the west and east of the valley, preventing sprawl from both Fareham and Titchfield Common/Titchfield Park and protecting the countryside setting of Stubbington. The Meon Gap is also identified to be of strategic significance to the South Hampshire sub-region by the PfSH Spatial Position Statement (2016) as it demarks the boundary of the Portsmouth and Southampton Housing Market Areas.

3.46 Retaining the open farmland gap between Fareham and Stubbington is critical in preventing the physical coalescence of these two settlements together with maintaining the sense of separation. Three boundary changes are proposed at this time, as the evidence has shown that the boundary of this strategic gap could be redrawn whilst retaining its important function of preventing settlement coalescence;

- Slight increase in the strategic gap south of HMS Collingwood
- Reduction in strategic gap extent from land to the south of Oakcroft lane

[11] Fareham Landscape Assessment – Part Three (2017) and Technical Review of Areas of Special Landscape Quality and the Strategic Gaps (2020)

- Removal of the strategic gap from the developable area of allocation policy HA55 Land South of Longfield Avenue, as detailed on the masterplan.

Further to the east, retaining the gap will help maintain the separation of Stubbington and Lee-on-the-Solent from Fareham and Bridgemary along with maintaining the separate identity of Peel Common.

### Strategic Policy DS2: Development in Strategic Gaps

**In order to prevent the coalescence of urban areas and to maintain the separate identity of settlements, Strategic Gaps are identified as shown on the Policies map between the following areas:**

1) **Fareham / Stubbington and the Western Wards (Meon Gap)**
2) **Fareham / Bridgemary and Stubbington / Lee-on-the-Solent (Fareham-Stubbington Strategic Gap)**

**Development proposals will not be permitted where they significantly affect the integrity of the gap and the physical and visual separation of settlements or the distinctive nature of settlement characters.**

**How this policy works**

3.47 The principle of major development within the Strategic Gaps is not established. Any development proposals will need to demonstrate how they could be developed in a manner which meets the tests within the policy. Information on settlement identity, location and scale of development as well as how any edge treatments could retain the physical and visual separation of settlements will be required.

## Landscape

**Why this policy is needed**

3.48 Despite its modest scale, the Borough of Fareham contains a rich and varied pattern of landscapes that has evolved from historical, physical and human influences, including prehistoric colonisation, roman influences, farming practices of the middle ages and the growth of the wrought iron and brickworks industries. This has produced a landscape of mixed character ranging from areas of unspoilt countryside, transitional landscapes on the fringes of built-up areas and along roads, to the true urban landscapes, or townscapes, of the Borough's towns and settlements.

3.49 The NPPF states that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan. As a response to this, this Local Plan has identified eight Areas of Special Landscape Quality which represent the most valued landscapes in the Borough, and in line with the NPPF, these should be protected and enhanced. These are shown in Figure 3.3. This is not an exhaustive list of valued landscapes and the policy also provides applicants with an indication of how landscape value could be argued for any part of the Borough.

3.50 Two recent planning appeal decisions demonstrated how valued landscapes could help to determine planning decisions. Both decisions were on sites located in the Lower Meon

Valley (Land west of Old Street, Stubbington APP/A1720/W/18/3200409 and Land east of Posbrook Lane, Titchfield APP/A1720/W/18/3199119) and the Inspectors recognised the high-quality landscape concluding that the Lower Meon is a valued landscape.

3.51 With this in mind, the Council proposed the designation of valued landscapes as part of the Issues and Options consultation in the summer of 2019. The responses to this part of the consultation suggested numerous parts of the Borough held a value for residents and other respondents. Responses suggested that green spaces, coastal areas, open spaces, historic areas and treed landscapes were all valued in the Borough.

3.52 Chalklands are an important component of the landscape in the north-east of the Borough occurring in a broad sweeping band focussed around the scarp face of Portsdown Hill and its flanks. Lowland mosaic landscapes account for the majority of the Borough's non-urban landscapes and tend to include a mix of farmland and woodland. A distinction can be made in landscape terms between the open landscapes of the coastal plain such as at Wicor and in the Chilling area and those that lie further inland to the north and west of the Borough, but nonetheless they all symbolise a degree of special landscape quality.

3.53 The Meon valley is the main river valley landscape within the Borough, although the character varies along the length of the valley floor and sides. Open floodplain farmland also exists in the Wallington river valley whilst the Hamble valley is characterised by both open and enclosed valley sides.

3.54 The 2017 Landscape Assessment, alongside the Technical Review of Areas of Special Landscape Quality and the Strategic Gaps (2020) recognise the intrinsic character and quality of these largely undeveloped areas and so these have been used to shape the revised development strategy and are proposed as Areas of Special Landscape Quality for the new Local Plan.

3.55 In addition, recognising that all parts of the Borough have some landscape quality and may be sensitive to landscape change, the following policy, which was consulted upon in early 2020, demonstrates how landscape should be dealt with in terms of development management.

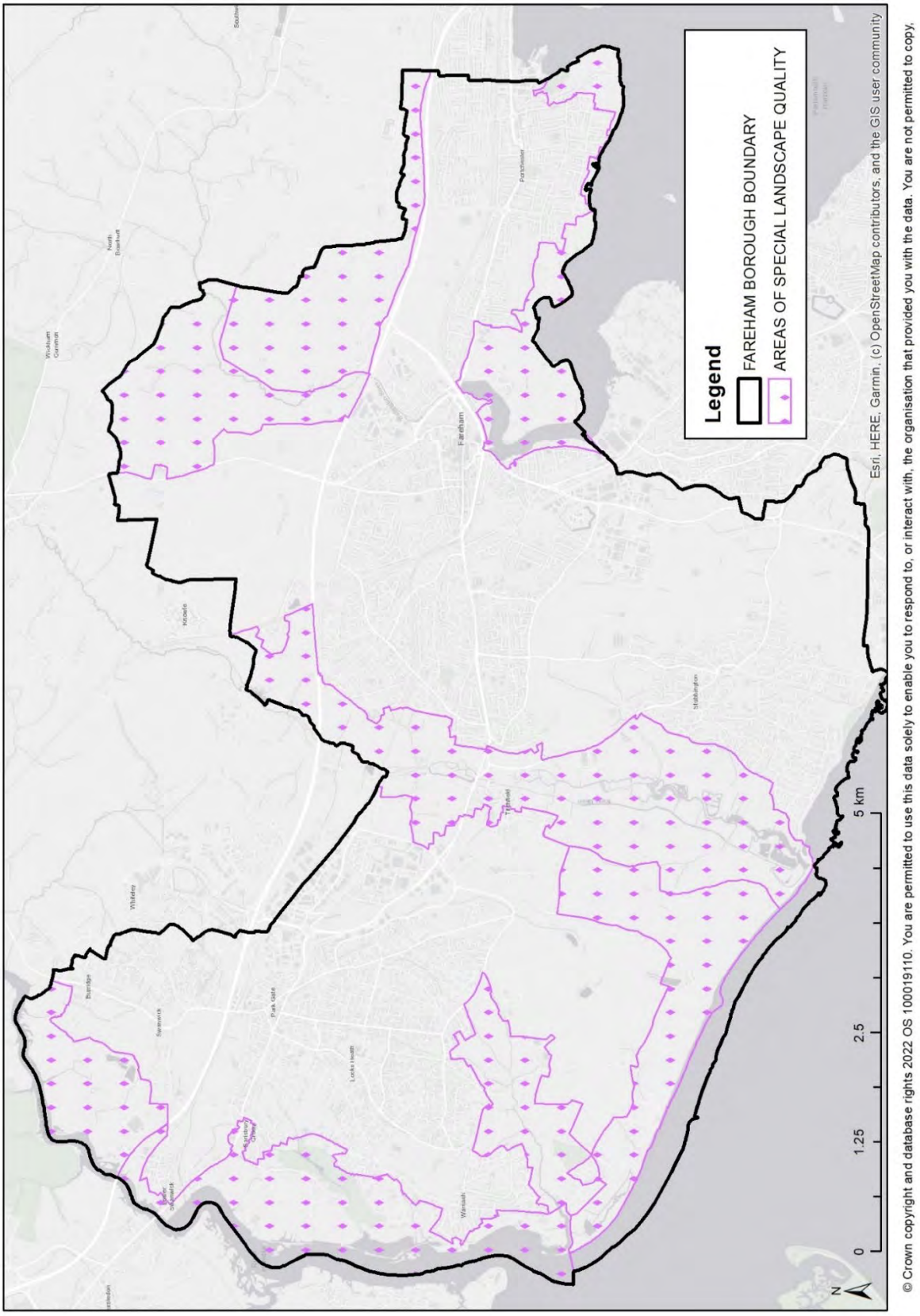



***Figure 3.3 Areas of Special Landscape Quality in Fareham Borough.***

### Strategic Policy DS3: Landscape

**Areas of Special Landscape Quality have been identified in the Borough and are shown on the Policies map. Development proposals shall only be permitted in these areas where the landscape will be protected and enhanced.**

**Development in the countryside shall recognise the intrinsic character and beauty of the countryside, paying particular regard to:**

**a) Intrinsic landscape character, quality and important features;**
**b) Visual setting, including to/from key views;**
**c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;**
**d) The landscape's role as part of the existing Local Ecological network;**
**e) The local character and setting of buildings and settlements, including their historic significance;**
**f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and**
**g) The character of the Borough's rivers and coastline, which should be safeguarded.**

**Major development proposals must include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. The landscaping scheme shall be proportionate to the scale and nature of the development proposed and shall have regard to the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment[12].**

**How this policy works**

3.56 The criteria within the policy (points a-g) are derived from the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3) published by the Landscape Institute.

3.57 Development proposals within Areas of Special Landscape Quality are expected to submit a proportionate Landscape Assessment, that demonstrates the proposal satisfies the specific development criteria contained within the Council's Landscape Sensitivity Assessment for the character area in which the development is located.

3.58 In referring to the Council's Landscape Sensitivity Assessment, this relates to Part 2 of the Landscape Assessment where each Landscape Character Areas (LCA) is further broken down into Local Landscape Character Areas (LLCA) and described in terms of sensitivity to development and ability to accommodate change. This sensitivity relates to four elements; the area as part of the Borough's landscape resources, the area as part of the visual environment enjoyed within the Borough (its visual amenity), the area as part of the setting and identity of urban areas within the Borough and fourthly, as part of the Green Infrastructure Network within the Borough. After providing a

[12] Part 2 of the Landscape Assessment, available here https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV40-FarehamLandscapeAssessment_FINAL.pdf

sensitivity assessment of each LLCA in the four categories, development criteria and enhancement opportunities are provided. While any Landscape Sensitivity Assessment should consider the sensitivity assessment for each potential affected LLCA, the main focus of the assessment should be on addressing the considerations noted for proposed development and the extent to which the enhancement opportunities can be accommodated within the proposals.

# HOUSING NEED AND SUPPLY



## Housing Requirement

4.1 Addressing housing need through the provision of new homes is a fundamental part of any Local Plan. The NPPF is clear that planning authorities should prepare Local Plans to boost the supply of housing to meet the needs of the area as well as keeping a rolling supply of housing land available for development.

4.2 Local housing need should be determined by using the standard methodology set out in national Planning Practice Guidance (PPG). This methodology currently combines 2014-based household projections with affordability data released in March 2021 to calculate the annual need. Using this method, the housing need for Fareham currently stands at a minimum of 541 dwellings per annum (dpa). In August 2020, the Government released a consultation on a new standard methodology which afforded councils the option of using either a percentage of the Borough's existing housing stock as the calculation's starting point or the most up-to-date household projections, whichever was the higher, before an affordability uplift was applied. The Council therefore considered it appropriate for the 2020 Publication Local Plan to plan for a scale of growth based on the proposed new methodology, and not one based on out-of-date household projections. This reduced the housing need figure to 403 dpa, based on a base date of 2021. However, in December 2020 the Government announced that the new methodology would not proceed on this basis and so the housing requirement for Fareham Borough reverted to 541. In line with the PPG, this requirement is now fixed for two years to allow the submission, examination and adoption of the plan.

4.3 The PPG makes it clear that this is a minimum figure and the Council could adopt a higher figure for its housing requirement. One of the reasons for doing so would be if the need for affordable housing is greater than that likely to be delivered through the delivery of the level of growth aligned with the standard methodology. The need for affordable housing in the Borough is based on the number of existing and newly formed households who lack their own housing and cannot afford to meet their housing needs in the market. Through calculating the affordable housing provision in line with the proposed policy (Policy HP5: Provision of Affordable Housing, see Chapter 5), the Council's affordable need will be met. Therefore, the Council believes it is fully justified in its approach towards meeting affordable need in the Local Plan and there is no further requirement for an adjustment of the need figures for the Borough.

4.4 One of the other scenarios why a council could adopt a higher housing figure as its Local Plan requirement is where there is an agreement to take on unmet need from neighbouring authorities. Unmet need arises where a council cannot identify sufficient sites, termed 'supply', to address their identified need. This situation gives rise to 'unmet need' which should be taken into account by neighbouring authorities. Through the Partnership for South Hampshire (PfSH), the Council is aware that there is a significant likelihood of a substantial level of unmet need in the sub-region. Figures released in October 2021, suggest that over the plan period, the unmet need in the sub-region could be circa 13,000 dwellings. This figure is derived from eleven councils who are all at different stages of plan preparation. In addition, while their need figure may be calculated from publicly available data, details of the housing sites that may form part of their Local Plan supply is not entirely known. Therefore, the level of unmet need across the wider sub-region will change as other Local Plans progress. PfSH are currently working on a Joint Strategy to address the unmet need issue sub-regionally, at least until 2036. This work is expected to identify a housing distribution through the identification of Strategic Development Opportunity Areas, which would be for constituent Local Authorities to take forward in their Local Plans.

Initially this work was due to complete in late 2021, but is delayed and as at July 2022, is expected to conclude in the second half of 2023. As set out in the Statement of Common Ground with the other PfSH authorities, the contribution to unmet need from the Fareham Local Plan is recognised. This contribution is 900 homes plus the same level of contingency as applies to the Council's own need (see paragraph 4.12). Through continued joint work, the delivery of homes to meet the unmet need will be closely monitored and should the Joint Strategy work identify sites not considered suitable for development in the technical evidence for the Fareham Local Plan 2037, this would add weight to the need for the Council to undertake an early review of the Local Plan.

4.5 Considering Fareham's immediate neighbours, Portsmouth City Council have written to the Council requesting a contribution of 1,000 dwellings to their unmet need situation. However, based on figures released in September 2020, this is currently estimated to be 669 dwellings. Gosport Borough Council is also likely to have an unmet need issue, currently estimated to be in the region of 2,500 homes. Havant BC are at an advanced Local Plan stage and have confirmed their inability to contribute to sub-regional unmet need. Both Eastleigh BC and Winchester CC, at their respective plan preparation stages, have identified a surplus in their supply. Only Portsmouth have requested that Fareham's Local Plan includes housing to address their unmet need, however, with the fact that unmet need exists confirmed and in the public domain, it would be contrary to the spirit of collaboration as required by government policy, to not consider the contribution that could be made. Therefore, this Local Plan makes provision for 900 homes to contribute toward the wider unmet need issue, 800 of which will meet Portsmouth's identified need. Therefore, the need figure increases by 900 to provide the total housing requirement for this Local Plan.

4.6 The table below (Table 4.1) indicates how the housing requirement for the new Local Plan is calculated.

| Local Plan Housing Requirement | |
|---|---|
| Fareham Annual Housing Need (based on current data) | 541 |
| Plan Period 2021-2037 | 16 years |
| Total Housing Need | 8,656 |
| Contribution to unmet need in neighbouring authorities | 900 |
| **Total Housing Requirement** | **9,556** |

***Table 4.1 Local Plan Housing Requirement***

4.7 Paragraph 65 of the NPPF requires Local Plans to establish the housing requirement for any neighbourhood areas. Titchfield was a designated neighbourhood area in Fareham Borough. The draft Titchfield neighbourhood plan did not include housing allocations and failed at referendum in July 2019. Subsequently, the designation of the neighbourhood area and forum lapsed in March 2022 so there are no designated neighbourhood areas or forums in the borough. Should one be designated, and a housing requirement figure requested, it would be calculated based on the proposed allocations, any adopted Local Plan allocations, current commitments and estimates of windfall in those spatial areas.

## Housing Supply

4.8 In order to establish how the Local Plan can meet this requirement, the Council can take into account existing commitments including outstanding planning permissions (i.e.

housing permitted but not yet built), sites where the Council's Planning Committee has resolved to grant planning permission but the permission has not yet been formally issued (these are termed 'resolutions to grant'), housing sites that were allocated in previous adopted Local Plan and estimates of future windfall permissions. The result is shown in table 4.2.

4.9 Although the Welborne Plan is not being reviewed, the development at Welborne Garden Village will make a considerable contribution to meeting the housing requirement over the plan period. The review of Welborne's delivery trajectories has taken into account matters arising since the Welborne Plan was adopted in 2015. For example, the Government has designated Welborne a Garden Village and importantly planning permission has been granted for the development of the site. Increasing clarity on likely start dates and delivery rates has enabled the Council to understand the extent of development required for the remainder of the Borough in order to meet the Borough's overall housing and employment needs.

4.10 The Council has conducted several calls for sites to establish which land in the Borough is available for development. All sites which were submitted were then assessed for suitability and achievability through the Strategic Housing and Economic Land Availability Assessment (SHELAA). The allocation of sites in this Plan has also been informed by the evidence base including the Sustainability Appraisal (SA/SEA) of individual sites. Each housing site has its own allocation policy, within this chapter.

4.11 The housing supply incorporates a windfall allowance, in accordance with the provisions set out in paragraph 71 of the NPPF. Windfall developments are those which have not been specifically identified as being available in the Local Plan process, and often comprise previously developed sites that have unexpectedly become available. The NPPF states that windfall allowances should be realistic and have regard to the Strategic Housing and Employment Land Availability Assessment (SHELAA), historic windfall delivery rates and expected future trends. The Council has undertaken a Housing Windfall Projections Background Paper (September 2022) which has indicated that 1,120 new dwellings are likely to be completed between 2025/26 and 2036/37 in the Borough (windfall completions from now until 2025 are assumed to already have planning permission and therefore have already been counted).

| Housing Supply as at 1st April 2022 | Supply Identified in the Local Plan |
|---|---|
| Completions 2021/22 | 141 |
| Outstanding planning permissions (small) | 74 |
| Outstanding full planning permissions (large) | 1,234 |
| Outstanding outline planning permissions (large) (including 3,050 at Welborne up to 2037) | 3,983 |
| Resolution to grant planning permission | 321 |
| Allocations in Fareham Town Centre (without planning permission) | 684 |
| Allocations in other existing settlements (without planning permission) | 325 |
| Allocations on edge of settlement sites (without planning permission) | 2,386 |
| Windfall Development | 1,120 |
| Total | 10,268 |

***Table 4.2 Sources of Supply 2021-2037 (all figures are net)***

4.12 Table 4.2 shows that there are sufficient sites to provide 10,268 net new homes across Fareham Borough from 2021 up to 2037. Government policy requires that the supply is greater than the housing requirement to ensure that the Plan is sufficiently flexible to accommodate needs not anticipated in the Plan and to provide a contingency should delivery on some sites not match expectations. As table 4.3 shows, the surplus in the supply equates to 7.5% of the total requirement. The close monitoring of housing delivery against the requirement may give rise to the need for the Council to undertake an early review of the Local Plan.

| | |
|---|---|
| Housing Requirement | 9,556 |
| Local Plan Housing Supply | 10,268 |
| Contingency for under-delivery (number of homes) | 712 |

***Table 4.3. Housing Requirement vs Housing Supply to demonstrate contingency provision***

## Provision of small sites in supply

4.13 Within the supply, a total of 1,106 dwellings are identified as to be provided on sites of less than 1 hectare. The NPPF states that 'local authorities should, identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this target cannot be achieved'. Of the sites in the supply, 11% of homes are on sites of 1 hectare or less. In order to support small sites, the Council proposes a specific policy to encourage small sites in sustainable locations in the Borough. More information can be found in Chapter 5 and specifically Policy HP2.

## Housing Provision

### Why this policy is needed

4.14 The NPPF makes clear that Local Plans should plan positively for the housing needs of the area, including taking account of housing needs that cannot be met in neighbouring areas. Planning authorities are expected to boost the supply of housing to meet the needs of the area as well as keeping a rolling supply of housing land available for development. Policy H1 sets out the housing requirement for the Borough for 2021-2037 and how the Council expects to meet that need.

4.15 Paragraph 68 of the NPPF requires planning policies to identify a sufficient supply and mix of sites for at least the first five years of the plan period. Following the first five years, Local Plans can either identify specific sites or broad locations for growth. This Local Plan identifies specific sites (see Policies FTC5-9 and HA1-HA56) and the Broad Location for growth in Fareham town centre (BL1).

4.16 The overall Local Plan for the Borough allocates a significant proportion of development at the Welborne Garden Village. It is expected that the majority of the housing sites, including Welborne, will start to deliver to the latter part of the five-year period. Information on delivery rates has been gathered from developers and land agents and adjusted as appropriate based on recent trends. Therefore, in line with paragraph 74 of the NPPF, the

Council considers a stepped housing requirement, and trajectory, to be appropriate reflecting that housing delivery will be lower in the first 0-5 years, particularly the first two years. It is also appropriate to use the Local Plan process to secure a five year housing land supply, albeit imposing a 20% buffer in light of the 2020 Housing Delivery Test results.

### Strategic Policy H1: Housing Provision

**The Council will make provision for at least 9,560 net new homes across the Borough during the Plan period of 2021-2037, phased as follows,**

- **At least 420 dwellings (averaging 210 dwellings per annum) between 2021/22 and 2022/23,**
- **At least 9,140 dwellings (averaging 653 dwellings per annum) between 2023/24 and 2036/37.**

**Housing will be provided through;**

- **141 dwellings completed in 2021/22**
- **An estimated 5,291 homes on sites that already have planning permission, including at Welborne Garden Village;**
- **An estimated 321 homes on sites with resolutions to grant planning permission as of 01 April 2022;**
- **Approximately 2,711 homes on sites allocated in policies HA1, HA3, HA4, HA7, HA9, HA10, HA12, HA13, HA15, HA17, HA19, HA22-HA24, HA26-HA56;**
- **Approximately 684 homes on specified brownfield sites and/or regeneration opportunities in Fareham Tow\n Centre, as identified in policies FTC5-9 and BL1;**
- **An estimated 1,120 homes delivered through unexpected (windfall) development.**

**How this policy works**

4.17 The low level of housing completions in recent years and unusually low number of outstanding permissions reflects the issue that many local authorities in south Hampshire are facing, since February 2019, with the effect development has on nitrate levels in the Solent resulting in an inability to grant planning permission at normally expected rates. This situation has created a significant lag in the number of houses that can reasonably be expected to come forward, particularly in the first two years of the plan period and justifies the stepped nature of the housing requirement. This is further evidenced in the trajectory provided at Appendix B where delivery rates are estimated. This information on delivery has been gathered with the assistance of developers, landowners and site promoters and provides certainty over the delivery of sites, particularly within years 0-5 and 6-10, in accordance with the NPPF.

4.18 The specific allocations of sites to address the housing requirement are outlined in this chapter, alongside the site-specific policy requirements that any application will be judged upon. The allocations include an indicative yield which seeks to ensure the effective use of land by identifying the minimum housing delivery for each site.

4.19 For the avoidance of doubt, policies FTC1, FTC2, FTC3, FTC4, HA2, HA5, HA6, HA8, HA11, HA14, HA16, HA18, HA20, HA21, HA25 do not exist. These references relate to policies that were consulted upon during the Draft Local Plan 2017 consultation and are



no longer proposed to be allocated in the Local Plan. This may be because the site is no longer available or deemed to be suitable.

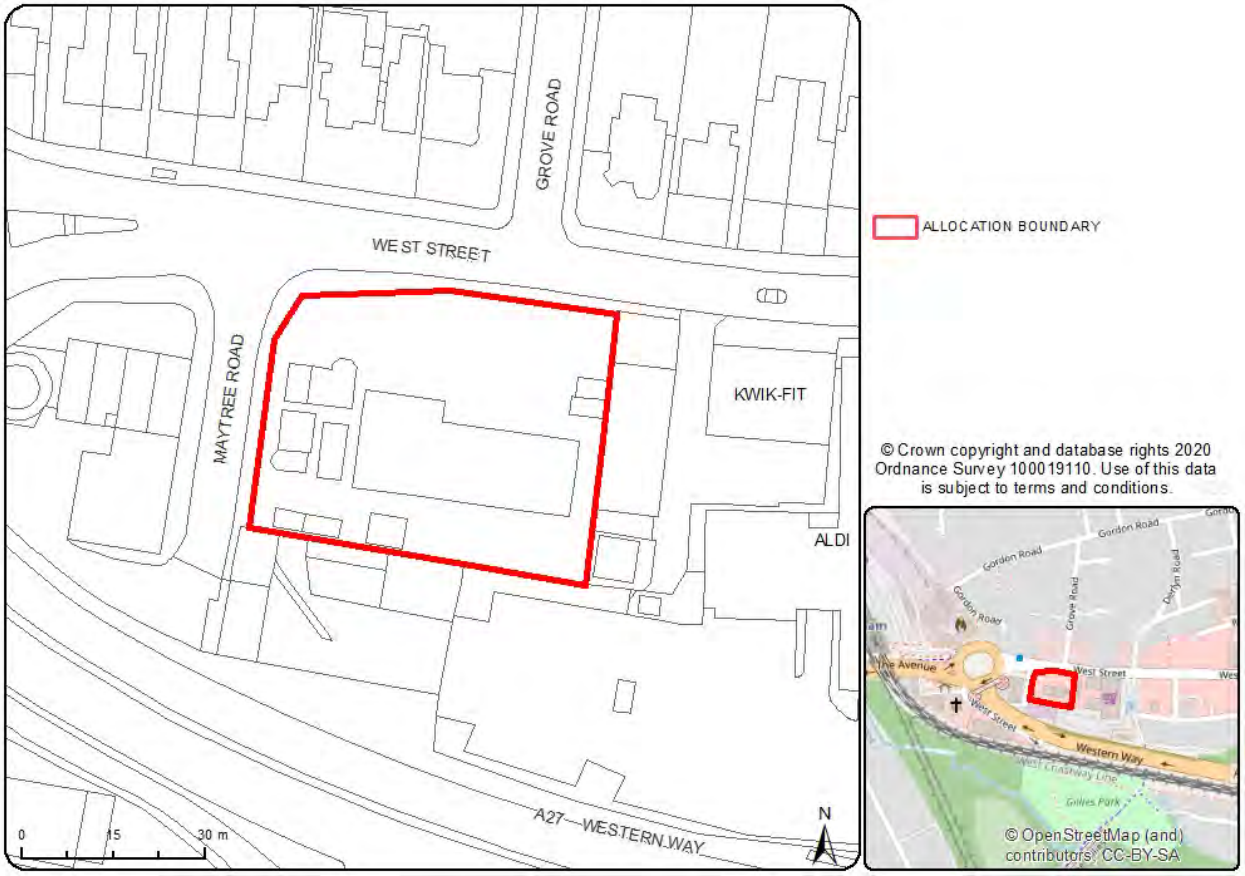
4.20 The delivery of potential sites will be kept up to date through a regular review of the Strategic Housing and Employment Land Availability Assessment (SHELAA). The Authority Monitoring Report (AMR) will include information on housing delivery alongside regular five year supply statements published on the Council's website.

### Housing Allocation Policies

| Allocation ID | Allocation Name | Indicative Dwelling Yield |
|---|---|---|
| FTC5 | Crofton Conservatories | 49 |
| FTC6 | Magistrates Court | 37 |
| FTC7 | Land adjacent to Red Lion Hotel, Fareham | 18 |
| FTC8 | 97-99 West Street, Fareham | 9 |
| FTC9 | Portland Chambers, West Street, Fareham | 6 |
| HA1 | North and South of Greenaway Lane | 824 |
| HA3 | Southampton Road | 348 |
| HA4 | Downend Road East | 350 |
| HA7 | Warsash Maritime Academy | 100 |
| HA9 | Heath Road | 70 |
| HA10 | Funtley Road South | 125 |
| HA12 | Moraunt Drive | 48 |
| HA13 | Hunts Pond Road | 38 |
| HA15 | Beacon Bottom West | 29 |
| HA17 | 69 Botley Road | 24 (net yield 23) |
| HA19 | 399-403 Hunts Pond Road | 16 |
| HA22 | Wynton Way | 13 |
| HA23 | Stubbington Lane | 11 |
| HA24 | 335-357 Gosport Road | 8 |
| HA26 | Beacon Bottom East | 9 |
| HA27 | Rookery Avenue | 32 |
| HA28 | 3-33 West Street, Portchester | 26 |
| HA29 | Land East of Church Road | 20 |
| HA30 | 33 Lodge Road | 9 |
| HA31 | Hammond Industrial Estate | 36 (C2 class 68 bed care home) (net yield 33) |
| HA32 | Egmont Nursery | 8 |
| HA33 | Land East of Bye Road | 7 |
| HA34 | Land South West of Sovereign Crescent | 38 |
| HA35 | Former Scout Hut, Coldeast Way | 9 |
| HA36 | Locks Heath District Centre | 35 |
| HA37 | Former Locks Heath Filing Station | 30 |
| HA38 | 68 Titchfield Park Road | 9 (net yield 6) |
| HA39 | Land at 51 Greenaway Lane | 5 |
| HA40 | Land west of Northfield Park | 22 |
| HA41 | 22-27a Stubbington Green | 9 |
| HA42 | Land South of Cams Alders | 60 |
| HA43 | Corner of Station Rd, Portchester | 16 |
| HA44 | Assheton Court | 60 (net yield 27) |

| | | |
|---|---|---|
| HA45 | Rear of 77 Burridge Road (See chapter 5) | 3 |
| HA46 | 12 West Street Portchester | 30 |
| HA47 | 195-205 Segensworth Road, Titchfield | 8 (net yield 7) |
| HA48 | 76-80 Botley Road, Park Gate | 18 |
| HA49 | Menin House, Privett Road, Fareham | 50 (net yield 26) |
| HA50 | Land north of Henry Cort Drive, Fareham | 55 |
| HA51 | Redoubt Court, Fort Fareham Road | 20 (net yield 12) |
| HA52 | Land west of Dore Avenue, Portchester | 12 |
| HA53 | Land at Rookery Avenue, Swanwick | 6 |
| HA54 | Land east of Crofton Cemetery and west of Peak Lane | 206 |
| HA55 | Land south of Longfield Avenue | 1,250 |
| HA56 | Land west of Downend Road | 550 |
| BL1 | Broad Location for Housing Growth | 620 |

| | |
|---|---|
| **Housing Allocation Policy:** FTC5 | **SHELAA Reference:** 1325 |
| **Name:** Crofton Conservatories | **Allocated Use:** Residential |
| **Location:** West Street, Fareham Town Centre | **Indicative Yield:** 49 dwellings |
| **Size:** 0.24 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary vehicular access should be from Maytree Road unless a suitable access from West Street can be designed; and

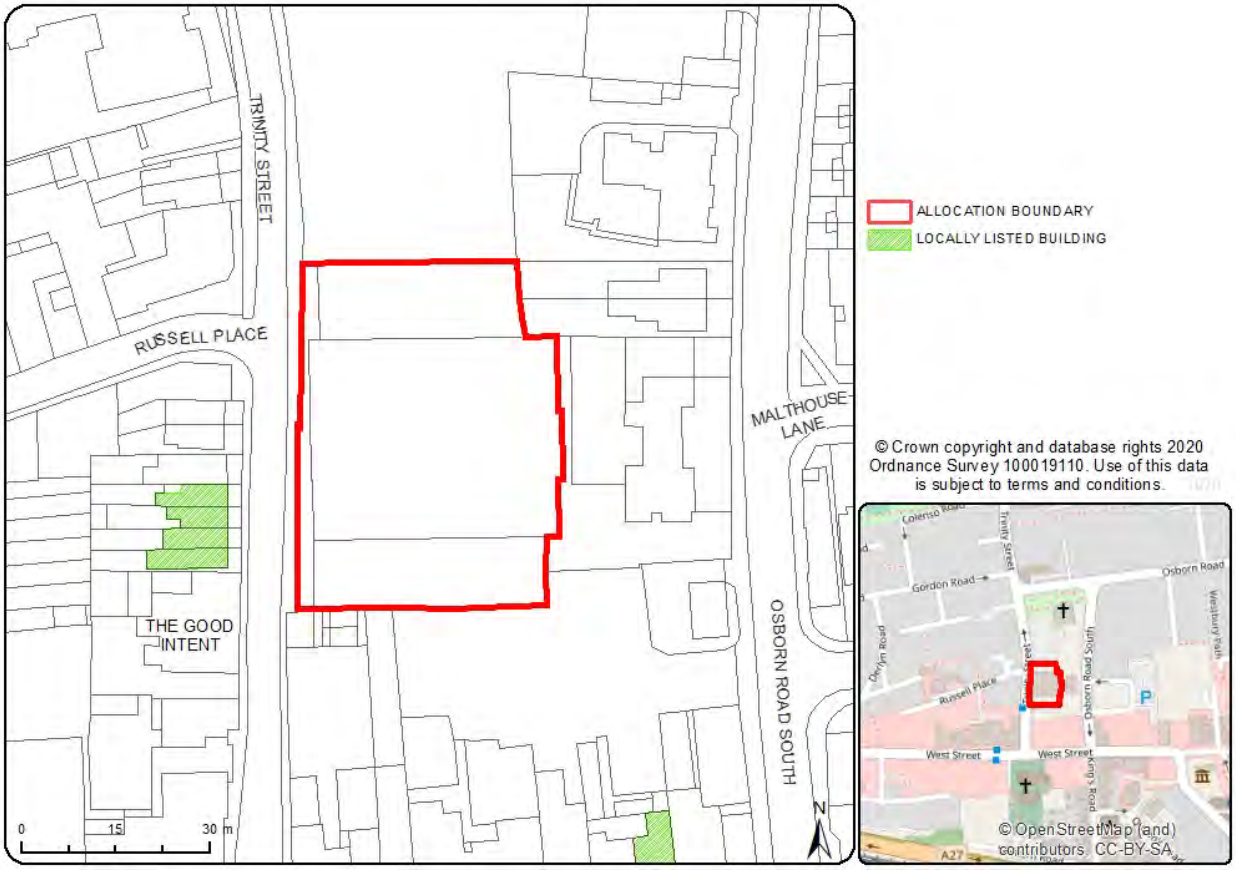
c) The provision of new homes will comprise high quality apartments that include individual balconies (minimum of $2m^2$*** in size) and roof gardens in lieu of communal open space where necessary; and

d) Development should be between 3 and 4 storeys and shall front West Street and Maytree Road and suitably address the corner. The West Street and Maytree Road frontages will have sufficient set back to provide robust structural planting and a privacy threshold; and

e) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

*** $2m^2$ refers to the total area of the balcony. This could be achieved for example by having a balcony that is 1m x 2m.

| | |
|---|---|
| **Housing Allocation Policy:** FTC6 | **SHELAA Reference:** 3070 |
| **Name:** Magistrates Court | **Allocated Use:** Residential |
| **Location:** Trinity Street, Fareham Town Centre | **Indicative Yield:** 37 dwellings |
| **Size:** 0.22 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary vehicular access should be from Trinity Street and there is potential to utilise the Council's car park to the north to improve development capacity; and

c) The provision of new homes should comprise a mix of high-quality apartments. Individual balconies (minimum of $2m^{2}$*** in size) and roof gardens will be provided in lieu of communal open space where necessary, and

d) Development should be between 3 and 4 storeys and shall front Trinity Street with sufficient set back to provide robust structural planting and a privacy threshold; and

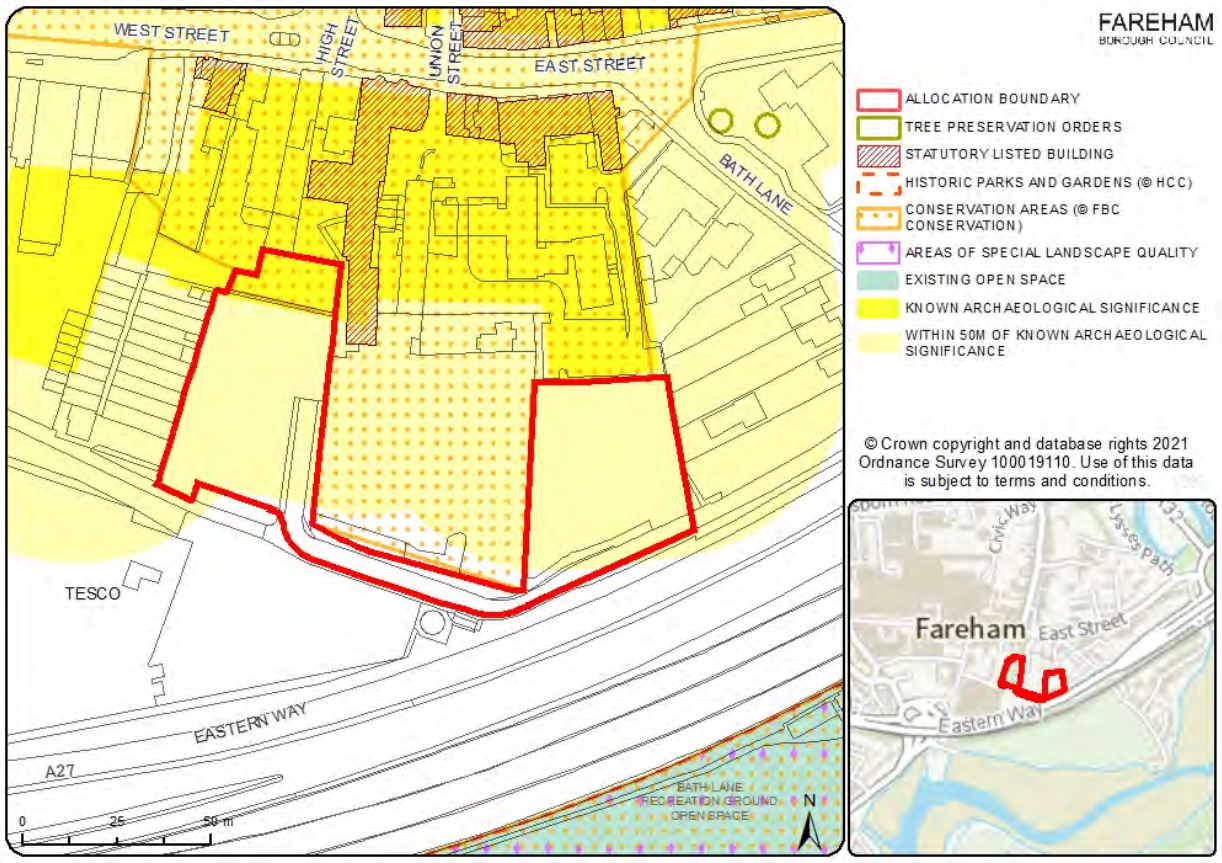
e) Development parking could be delivered using undercroft and other land efficient arrangements to maximise housing delivery in this accessible location and without creating an unacceptable ground floor street environment; and

f) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

*** 2m$^2$ refers to the total area of the balcony. This could be achieved for example by having a balcony that is 1m x 2m.

| | |
|---|---|
| **Housing Allocation Policy: FTC7** | **SHELAA Reference:** 1293 |
| **Name:** Land adjacent to Red Lion Hotel, Fareham | **Allocation Use:** Residential |
| **Location:** Fareham East | **Indicative Yield:** 18 dwellings |
| **Size:** 0.49ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access shall be focused on Bath Lane; and

c) Building heights should be limited to a maximum of 3 storeys: and

d) Provision of a heritage statement (in accordance with Policy HE3) that assesses the potential impact of proposals on the conservation and setting of the Grade II Listed Red Lion Hotel; and

e) The location of the development in relation to the A27 and nearby commercial uses will mean that a noise and air quality assessment will be required and a noise buffer is maintained between the A27 road and the development site: and

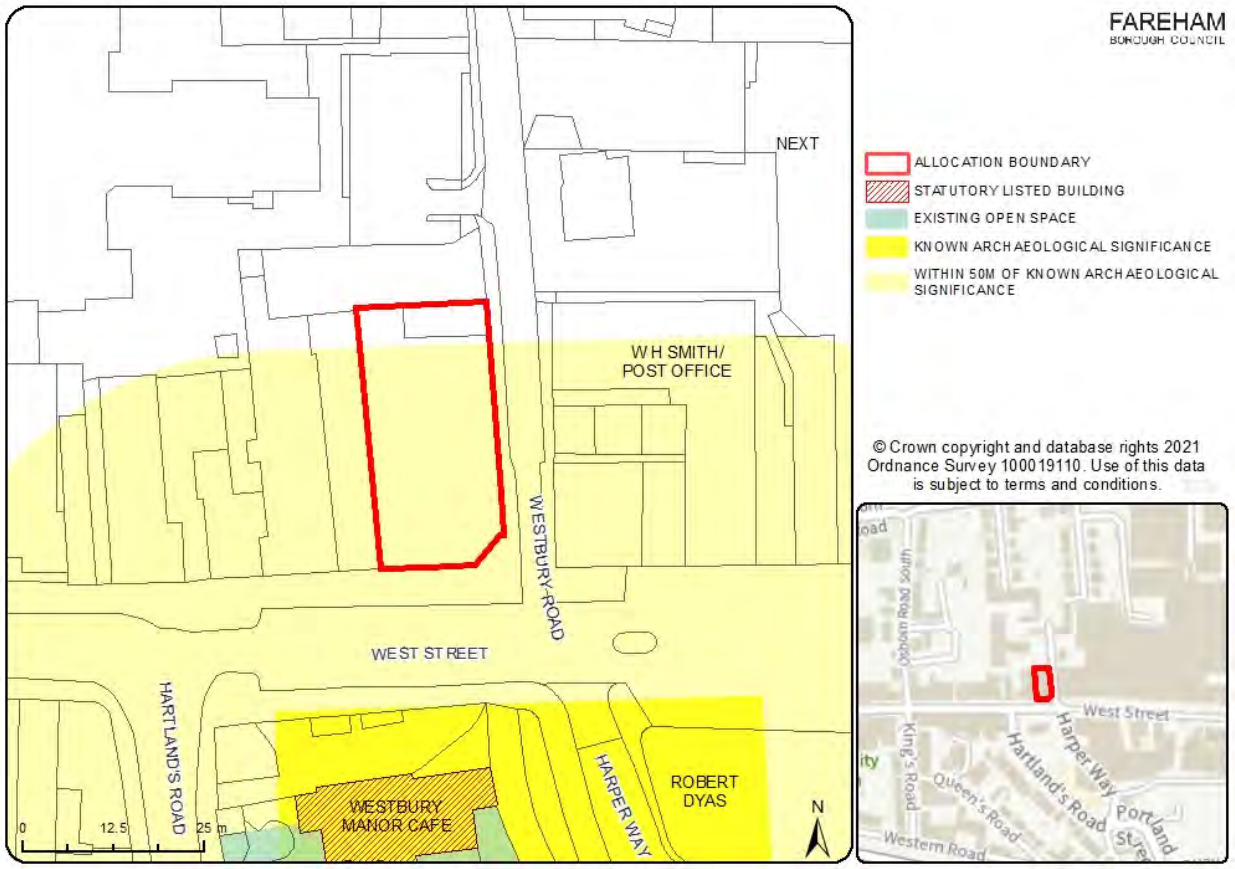
f) A Contamination Assessment demonstrating no unacceptable adverse impacts on future occupiers and users of the development shall accompany any application; and

g) Part of the access to the development could be at risk of future flooding as a result of climate change. A Flood Risk Assessment is required. Appropriate measures shall be put in place to manage potential future flood risk and ensure safe access to the site or an area of safe refuge in times of any predicted flood. Such measures shall be retained and maintained thereafter throughout the lifetime of the development; and

h) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

i) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy: FTC8** | **SHELAA Reference:** 3232 |
| **Name:** 97-99 West Street, Fareham | **Allocation Use:** Mixed-use – residential and retail |
| **Location:** Fareham East | **Indicative Yield:** 9 dwellings |
| **Size:** 0.06ha | |




Proposals should meet the following site-specific requirements:

a) The mixed-use development should seek to enhance the vitality and viability of the local centre in accordance with policy R1; and

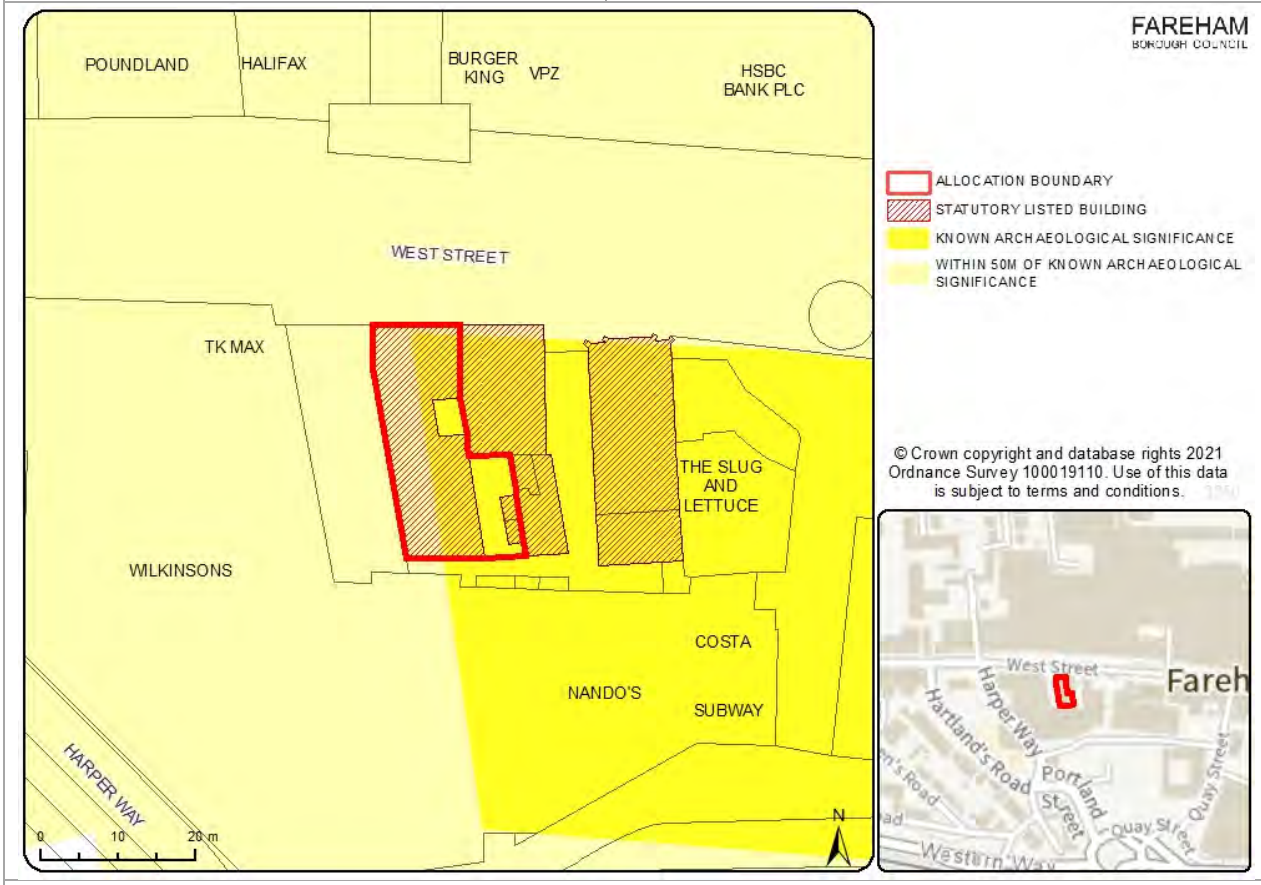
b) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

c) Building heights should be limited to a maximum of 3 storeys; and

d) Proposals should ensure the provision of good environmental conditions in line with Policy D2; and

e) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** FTC9 | **SHELAA Reference:** 3250 |
| **Name:** Portland Chambers, 66 West Street (upper floors) | **Allocation Use:** Residential |
| **Location:** Fareham East | **Indicative Yield:** 6 dwellings |
| **Size:** 0.04ha | |




Proposals should meet the following site-specific requirements:

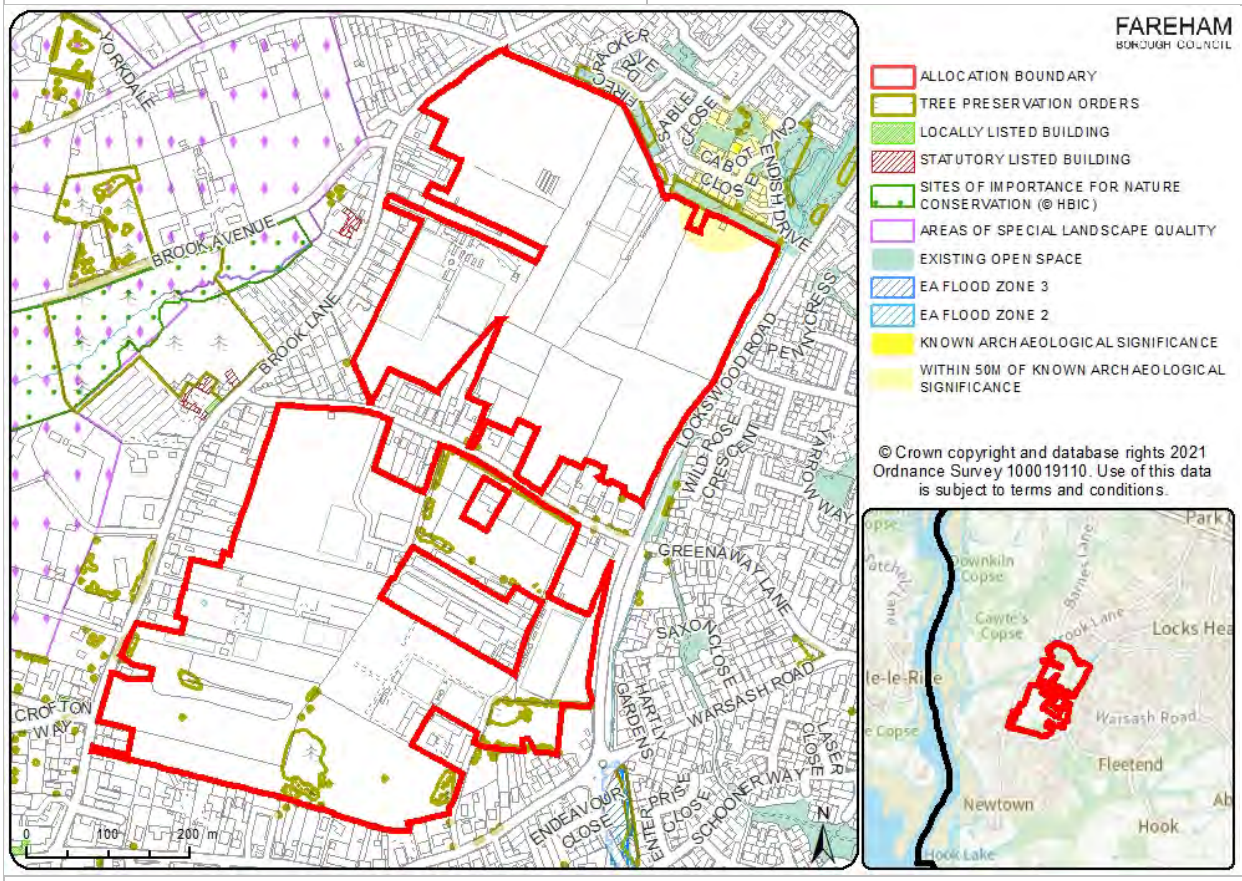
a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Proposals shall only involve the conversion of the upper part of the existing building into residential accommodation and shall support the vitality and viability of centres as set out in Policy R1; and

c) Proposals shall preserve or enhance the Grade II Listed Building and shall provide a Heritage Statement in accordance with policy HE3 that assesses the potential impact of the proposals on the conservation and setting of the building; and

d) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA1 | **SHELAA Reference:** 3126 (incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191, 3240) |
| **Name:** North and South of Greenaway Lane | **Allocated Use:** Residential |
| **Location:** Warsash | **Indicative Yield:** 824 dwellings |
| **Size:** 33.43 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Brook Lane and Lockswood Road with limited access via Greenaway Lane where necessary, subject to consideration of the impact on the character of Greenaway Lane; and

c) The provision of vehicular highway access between development parcels without prejudice to adjacent land in accordance with Policy D3; and

d) The provision of a continuous north - south Green Infrastructure Corridor between the northern and southern site boundaries that is of an appropriate scale to accommodate public open space, connected foot and cycle paths, natural greenspace and wildlife habitats that link the two badger setts and other species, and east-west wildlife corridors. Highway cross-over points shall be limited in number and width and include wildlife tunnels where necessary; and

e) The provision of pedestrian and cycle connectivity between adjoining parcels, as well as providing connectivity with Warsash Road and nearby facilities and services; and

f) Building heights should be limited to a maximum of 2.5 storeys, except for buildings which front onto Greenaway Lane, Lockswood Road and Brook Lane where building heights shall be limited to a maximum of 2 storeys. In very limited circumstances, a 3 storey form can be acceptable within the central part of the site(s) away from the surrounding road network, having regard to Policy D1; and

g) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions and in accordance with policy NE6; and

h) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

i) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

j) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:

    i. Two junior football pitches on-site; and

    ii. Off-site improvements to existing sports facilities

***Figure 4.1 Policy HA1 Indicative Framework Plan***



Key

## Policy HA1 Framework Plan

Revised Framework Plan shows inclusion of land to rear of 59 Greenaway Lane, exclusion of garden at 81 Warsash Road and adjustment to treed areas adjacent to Lockswood Road


Framework Area Boundary


Development Areas (excluding strategic open space and GI)


Indicative Principal Vehicular Access


Indicative Vehicular access subject to acceptable design


Indicative secondary vehicular link roads, including wildlife tunnels where appropriate


Areas of residential development potential subject to an agreed on site biodiversity mitigation and compensation plan


Parkland and Natural Green Space managed for public access, play, wildlife and biodiversity


Corridors and areas managed for wildlife and biodiversity with no public access


Existing Woodland or treed areas with controlled access


Open space or development options. Development not on both.

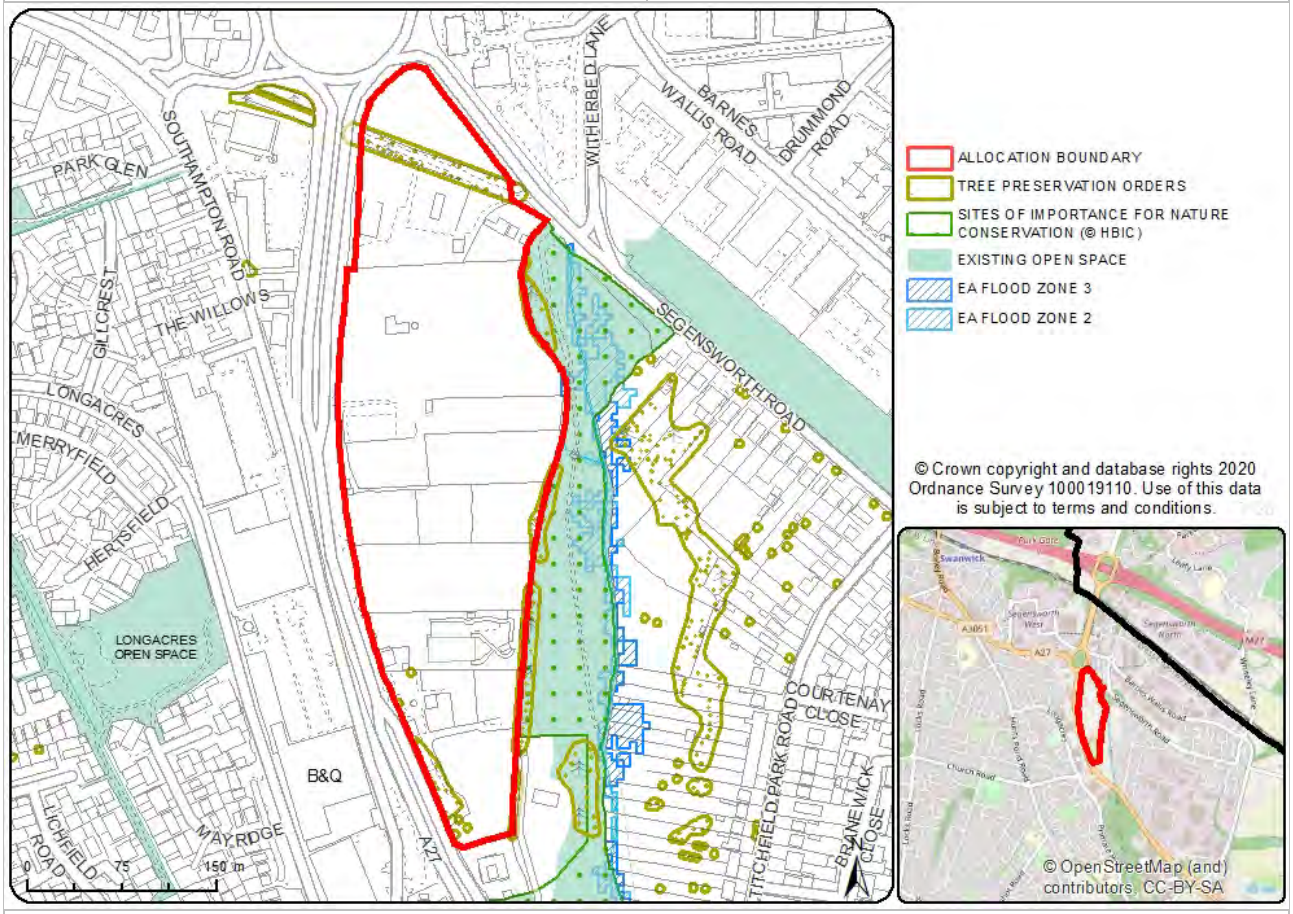

Unpromoted land. Identifies contributing open space if developed


Existing Public Right of Way


New footpath links and strategic routes. Precise alignment, width and surfacing to be determined


Indicative wildlife link tunnel

| | |
|---|---|
| **Housing Allocation Policy:** HA3 | **SHELAA Reference:** 3128 (incorporating 2976, 3020, 3044 and 3125) |
| **Name:** Southampton Road | **Allocated Use:** Residential |
| **Location:** Titchfield Common | **Indicative Yield:** 348 dwellings |
| **Size:** 7.6ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway accesses should be focused on Segensworth Road and Southampton Road; and

c) The provision of a north – south shared public space which incorporates the provision of a LEAP (Local Equipped Area of Play) (enhanced to include equipment for older children) and a Multi-Use Games Area (MUGA); and

d) A 15m wide unlit buffer to the Sylvan Glade SINC, which is linked to the central open space by 10m wide green corridors, which have minimal highway crossover points; and

e) A scheme which is comprised predominantly of smaller dwellings in the form of apartment blocks and terraced town houses in order to deliver the indicative capacity identified for the site; and

f) The height of buildings should be limited to a maximum of 4 storeys, except for buildings which front onto Southampton Road and Segensworth Road where building heights will be limited to a maximum of 3 storeys; and

g) The provision of pedestrian and cycle connectivity between adjoining parcels as well as safe pedestrian/ cycle crossing points of Southampton Road, safe and accessible walking/ cycling routes to local schools, Sylvan Glade SINC, Jacaranda Close open space and nearby facilities in Park Gate; and

h) The provision of vehicular highway access between individual development parcels without prejudice to adjacent land in accordance with Policy D3; and

i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

j) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes; and

k) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions and in accordance with Policy NE6; and

l) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:

    i. Building alterations at Jubilee Practice in line with the Infrastructure Delivery Plan.
    ii. Provide appropriate mitigation measures towards the protection and enhancement of Kites Croft Site of Importance for Nature Conservation (SINC) located to the south of the site.




***Figure 4.2 Policy HA3 Indicative masterplan***

Key

## Policy HA3 Framework Plan



Allocation Area Boundary



Residential Development Areas (excluding strategic open space and GI)



Indicative Principal Vehicular Access



Indicative secondary vehicular link roads, including wildlife tunnels where appropriate



Parkland and Natural Green Space managed for public access, play, wildlife and biodiversity



SINC buffer areas managed for wildlife and biodiversity with no public access



Unpromoted land. Identifies contributing open space if developed



New Green Link Corridor with scale, access and management to be determined



New footpath links and strategic routes. Precise alignment, width and surfacing to be determined



Wildlife Corridor



Indicative wildlife link tunnel



Tree Belts, including TPO's, and landscape identified for future retention

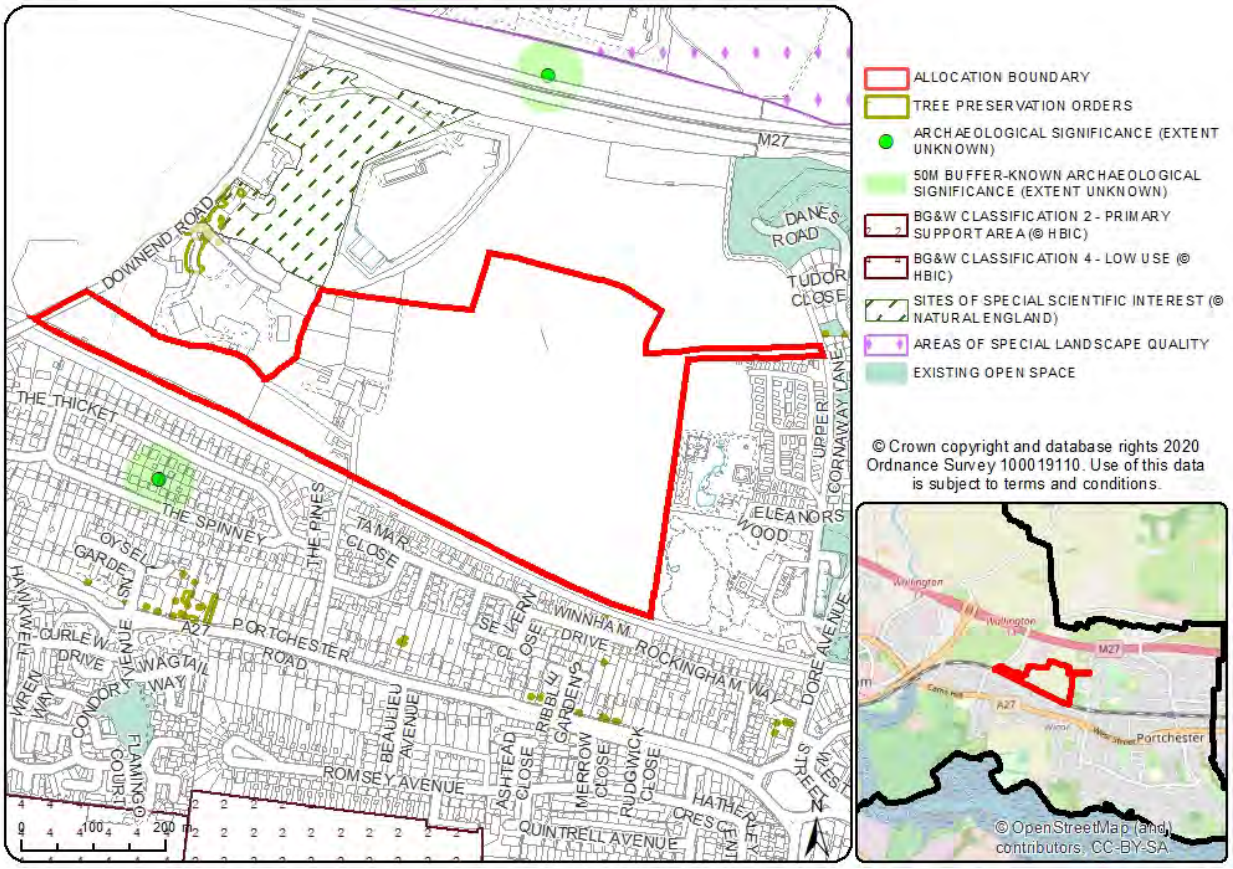


Indicative location of LEAP



Indicative location of additional LEAP

| | |
|---|---|
| **Housing Allocation Policy:** HA4 | **SHELAA Reference:** 3030 |
| **Name:** Downend Road East | **Allocated Use:** Residential |
| **Location:** Portchester West | **Indicative Yield:** 350 dwellings |
| **Size:** 20.8 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed shall be broadly consistent with the indicative yield; and

b) A design and layout that takes account of the site's constraints and context, in particular the site's landscape setting on Portsdown Hill and the potential presence of Palaeolithic archaeological remains; and

c) Primary highway access shall be focused on Downend Road; and

d) A network of interconnecting green and public access corridors throughout the site incorporating existing ecological and archaeological features and allowing only minimal highway cross over points (kept minimal in width); and

e) The provision of pedestrian and cycle connectivity from the site to Downend Road, The Thicket and Upper Cornaway Lane; and

f) Buildings heights limited to a maximum of 2.5 storeys, except for buildings which front onto the site access or perimeter, where heights will be limited to a maximum of 2 storeys; and

g) Proposals should ensure the creation and enhancement of ecological corridors; and

h) The design of the development should take into account the close proximity to the waste transfer station with the potential for odour; and

i) A robust archaeological survey of the site to determine the Palaeolithic potential at the site, with areas identified as having high potential being designed within areas of open space or green corridors; and

j) A Neighbourhood Equipped Area of Play (NEAP) on-site within an accessible location; and

k) Highway improvements to facilitate the development including:

    i. A pedestrian footway or footbridge over the existing Downend Road bridge and connections and improvements to wider pedestrian and cycle networks at The Thicket and Upper Cornaway Lane; and

    ii. Provision of pedestrian and cycle links to the A27 Bus Services and future Rapid Transit connecting Fareham Town Centre and railway station, Portchester, Portsmouth and local employment hubs; and

    iii. Improvements to the Downend Road, A27 and Shearwater Avenue junction.

l) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3, including contributions towards improvements at Delme Roundabout.

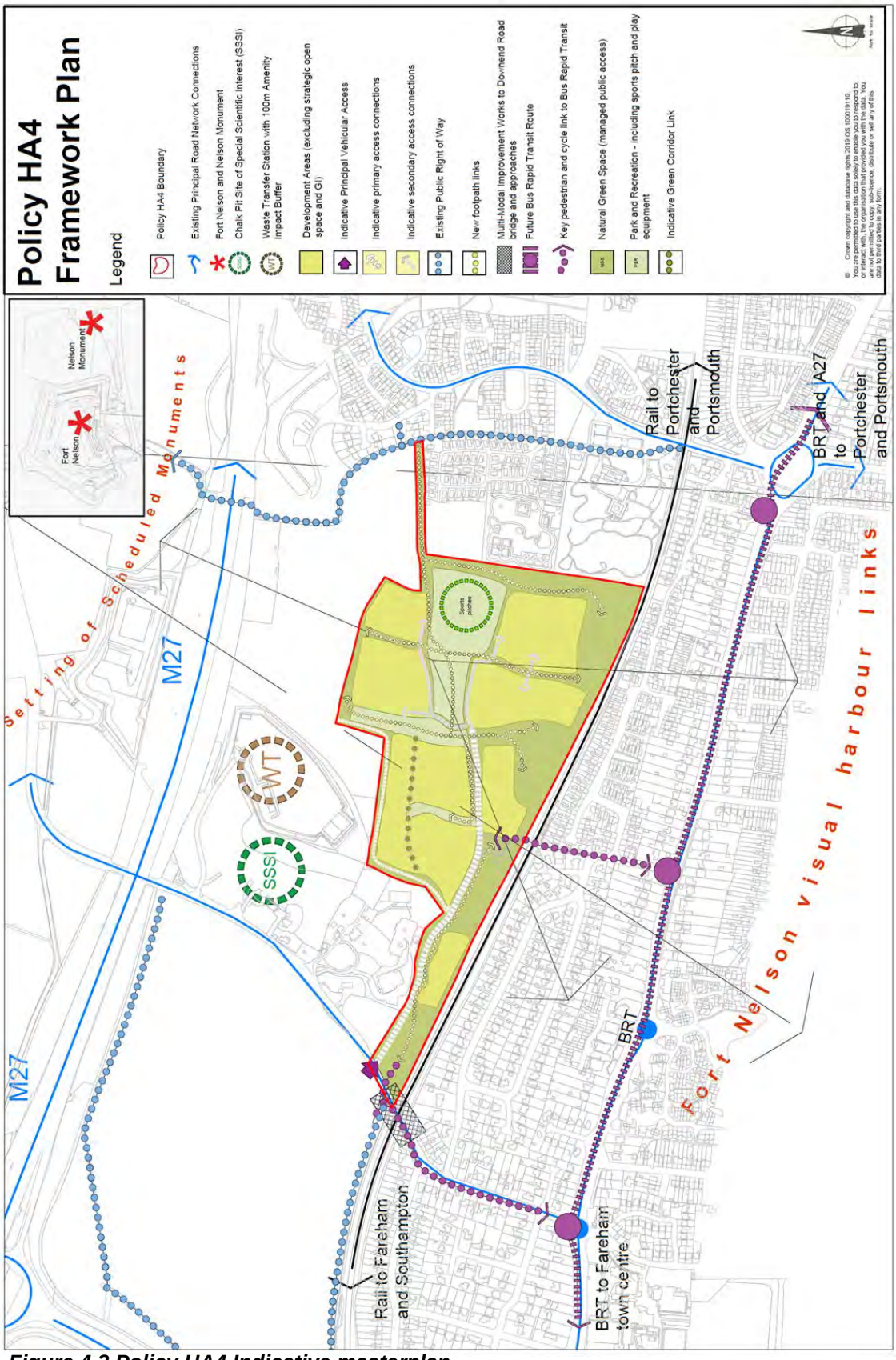


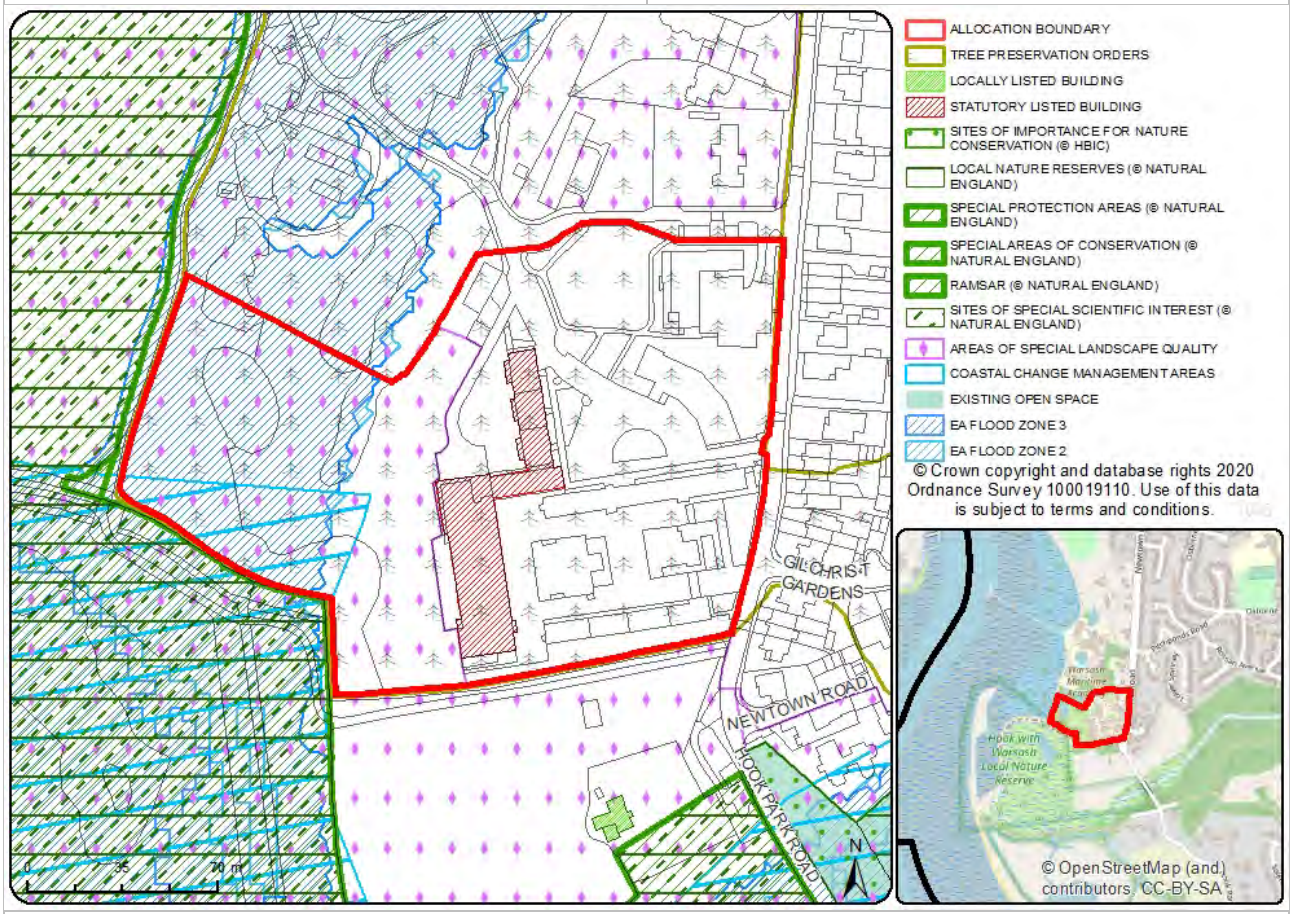

*Figure 4.3 Policy HA4 Indicative masterplan*

Key

**Policy HA4 Framework Plan**



| | |
|---|---|
| **Housing Allocation Policy:** HA7 | **SHELAA Reference:** 3088 |
| **Name:** Warsash Maritime Academy | **Allocated Use:** Residential |
| **Location:** Warsash | **Indicative Yield:** 100 dwellings |
| **Size:** 2.97ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed shall be broadly consistent with the indicative yield, including conversion of the building currently known as the Shackleton building to flats; and

b) Primary highway access should be focused on Newtown Road; and

c) The height of new buildings should be limited to a maximum of 4 storeys, and

d) The provision of pedestrian and cycle connectivity within the site and to Newtown Road, as well as providing connectivity with nearby facilities and services; and

e) The principal site frontage to Newtown Road on the eastern side of the site shall be well landscaped and carefully designed to minimise the sense of immediate development in order to respect the surrounding residential character in this location; and

f) Provision of a heritage statement (in accordance with Policy HE3) that assesses the potential impact of proposals on the significance of the Grade II Listed Buildings and their setting; and

g) There is a binding agreement that will deliver an appropriate re-use of the listed buildings within a phased programme of works linked to the delivery of residential development; and

h) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as the Solent & Southampton Water SPA; and

i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

j) All trees are subject to an Area Tree Preservation Order and should all be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions, subject to agreement with the Council and in accordance with Policy NE6; and

k) Boundary trees and hedgerows on the western boundary of the site should be retained and incorporated within the design to provide a buffer to the priority habitats; and

l) Future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

m) A flood risk assessment is required. Development shall avoid current flood zones 2 and 3. The southern section of the site is below the threshold of 5m Above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources; and

n) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3; and

o) No development should be located to the west of the listed buildings.

| | |
|---|---|
| **Housing Allocation Policy:** HA9 | **SHELAA Reference:** 1007 |
| **Name:** Heath Road | **Allocated Use:** Residential |
| **Location:** Locks Heath | **Indicative Yield:** 70 dwellings |
| **Size:** 2.43 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed should be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Heath Road; and

c) Building heights should be limited to a maximum of 2.5 storeys, except for next to existing dwellings where building heights will be limited to a maximum of 2 storeys; and

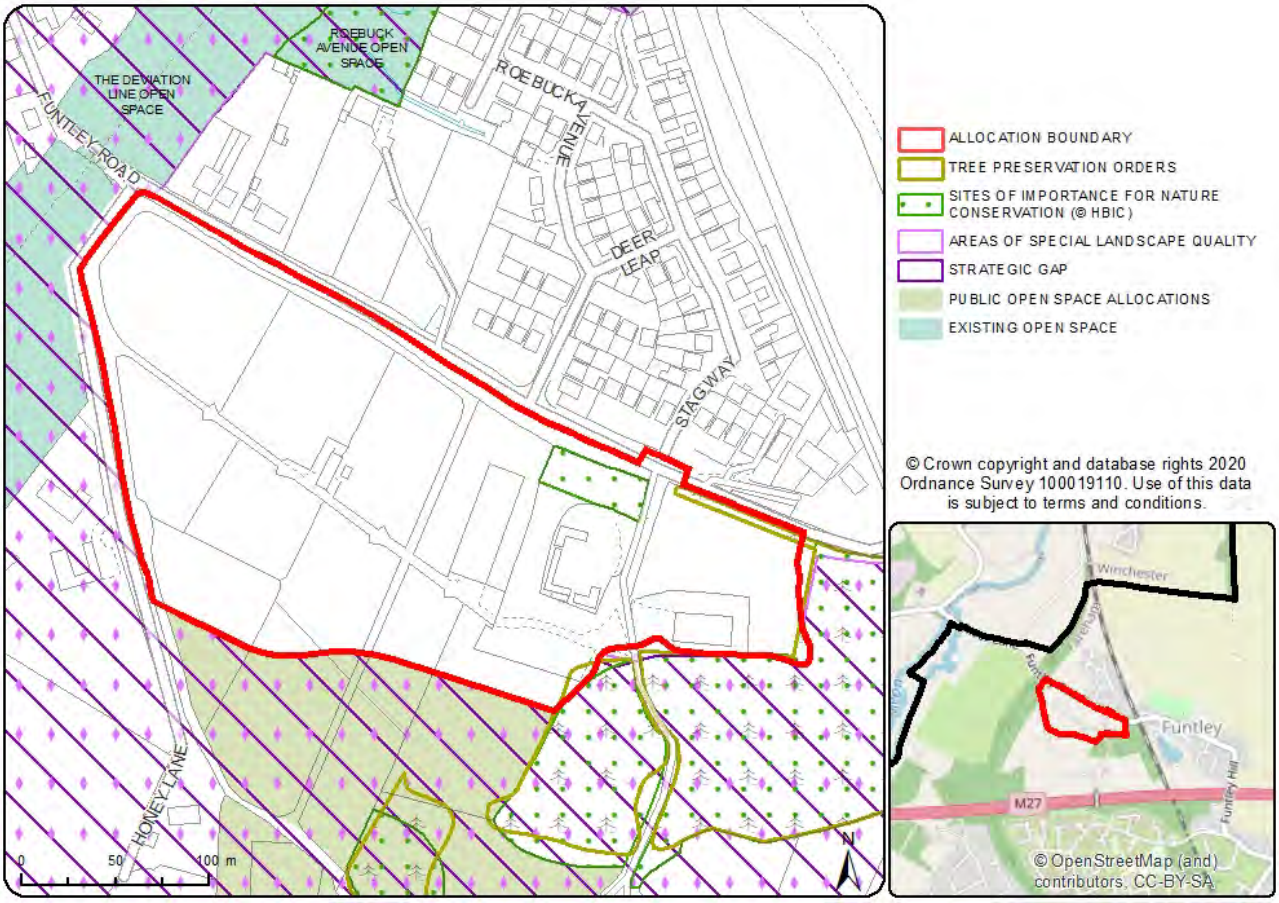
d) The provision of a pedestrian and cycle connectivity within the site and to Heath Road and Centre Way, including the potential provision of a greenway route to the Locks Heath Centre, Monterey Drive and Raley Road; and

e) Proposals must respond to a proposed sewerage easement to demonstrate the future maintenance and upsizing of Southern Water sewerage infrastructure crossing the site; and

f) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions and in accordance with Policy NE6; and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA10 | **SHELAA Reference:** 3121 |
| **Name:** Funtley Road South | **Allocated Use:** Residential |
| **Location:** Funtley | **Indicative Yield:** 125 dwellings |
| **Size:** 5.74 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed should be broadly consistent with the indicative yield; and

b) Primary highway access should be from Funtley Road; and

c) Building heights are limited to primarily 2 storeys with 2.5 storeys in appropriate locations; and

d) Safe pedestrian and cycle crossing points across Funtley Road and connectivity with the existing footpath/bridleway network in the vicinity of the site and eastwards towards the centre of Funtley village in order to maximise connectivity to nearby facilities and services; and

e) The creation of a vehicular loop road on the site, allowing for pedestrian and cycle permeability across the site; and

f) Proposals shall take account of the site's landscape context by incorporating view corridors from Funtley Road through to the public open space allocation to the south of

the residential allocation. The view corridors should form part of the on-site open space and should incorporate pedestrian and cycle links, whilst vehicular crossing of links should be limited; and

g) The existing woodland on-site shall be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions or prevent damage to any nearby dwellings, roads, footpaths or other infrastructure; and

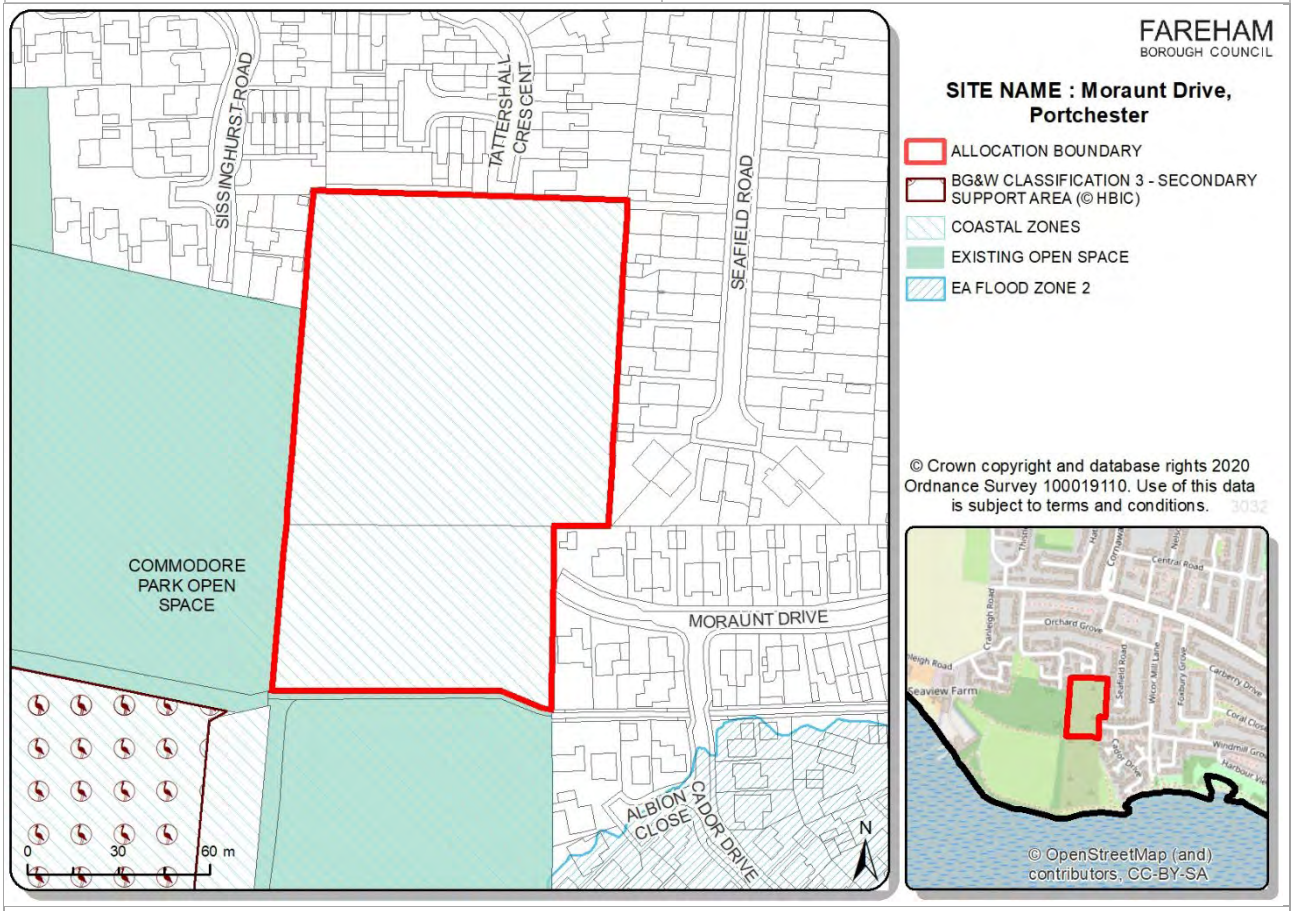
h) A landscape buffer shall be incorporated between development and the Great Beamond Coppice SINC to the east of the site; and

i) The provision of a building/ buildings for community uses, located in an accessible location to enable a range of uses for both existing and new residents; and

j) The site is identified as a mineral safeguarded site (brick clay is likely to underlay site). A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan (2013); and

k) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA12 | **SHELAA Reference:** 3032 |
| **Name:** Moraunt Drive | **Allocated Use:** Residential |
| **Location:** Portchester East | **Indicative Yield:** 48 dwellings |
| **Size:** 1.6 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Moraunt Drive; and

c) The height of buildings should be limited to a maximum of 2 storeys; and

d) A flood risk assessment is required. The southern section of the site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources; and

e) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as Portsmouth Harbour SPA and adjacent supporting sites for Brent Geese and Waders; and

f) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

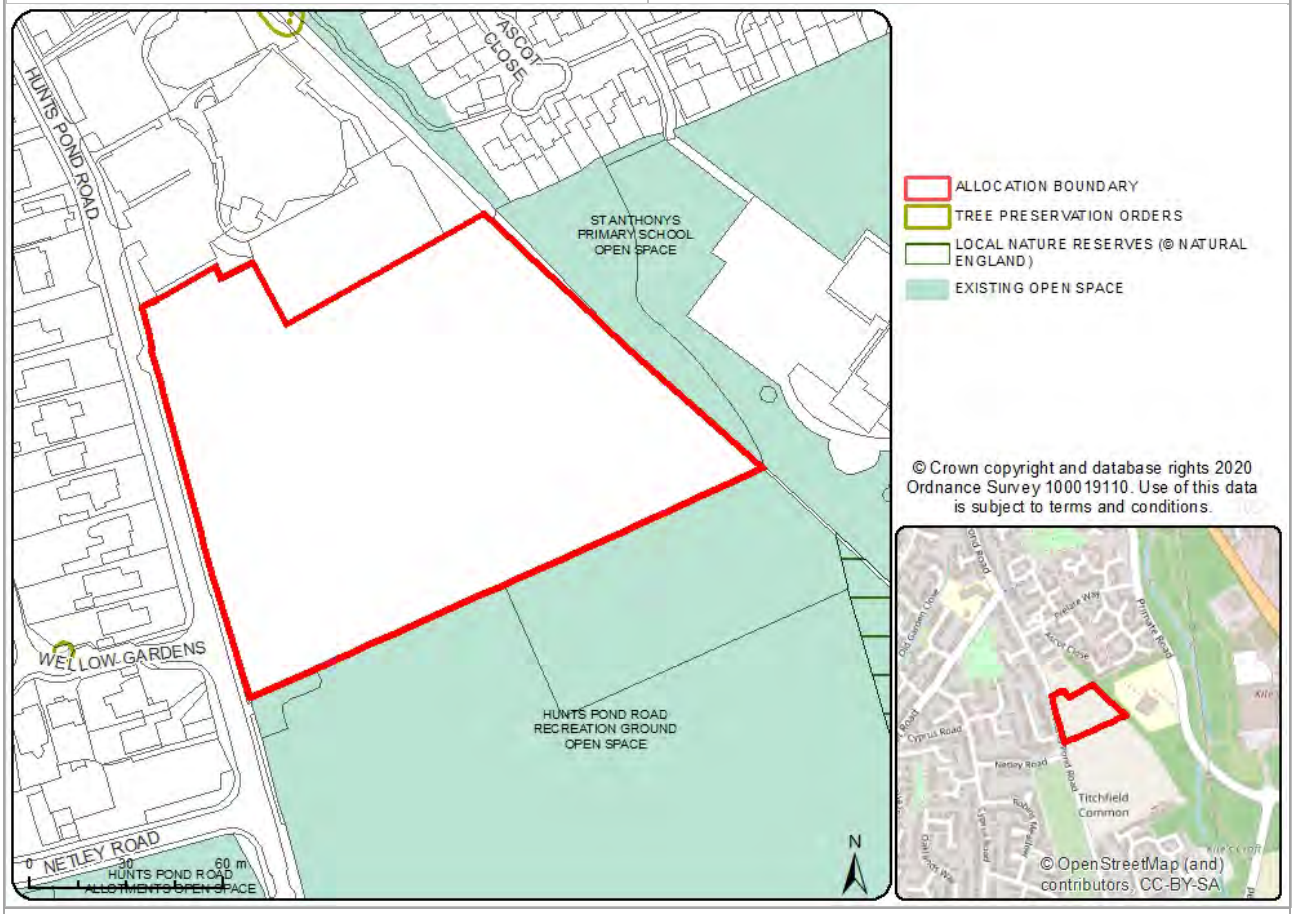
g) Retain and reinforce existing boundary vegetation to minimise any visual impacts to Wicor Path and neighbouring residents; and

h) The design of the scheme should allow for a safe pedestrian and cycle connectivity with the Wicor Path Public Right of Way in the south of the site and with Seafield Road to the east of the site; and

i) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:

   i. Enhancements to Orchard Grove / Commodore Park public open space to the immediate south and west of the site and retention in perpetuity.

| | |
|---|---|
| **Housing Allocation Policy:** HA13 | **SHELAA Reference:** 3051 |
| **Name:** Hunts Pond Road | **Allocated Use:** Residential |
| **Location:** Titchfield Common | **Indicative Yield:** 38 dwellings |
| **Size:** 1.6 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Hunts Pond Road; and

c) The height of buildings should be limited to a maximum of 2 storeys; and

d) The provision of a pedestrian and cycle connectivity with Hunts Pond Road and the adjoining recreation ground; and

e) Boundary trees and hedgerows on the eastern boundary of the site should be retained and incorporated within the design to provide a buffer to the priority habitats and in accordance with Policy NE6; and

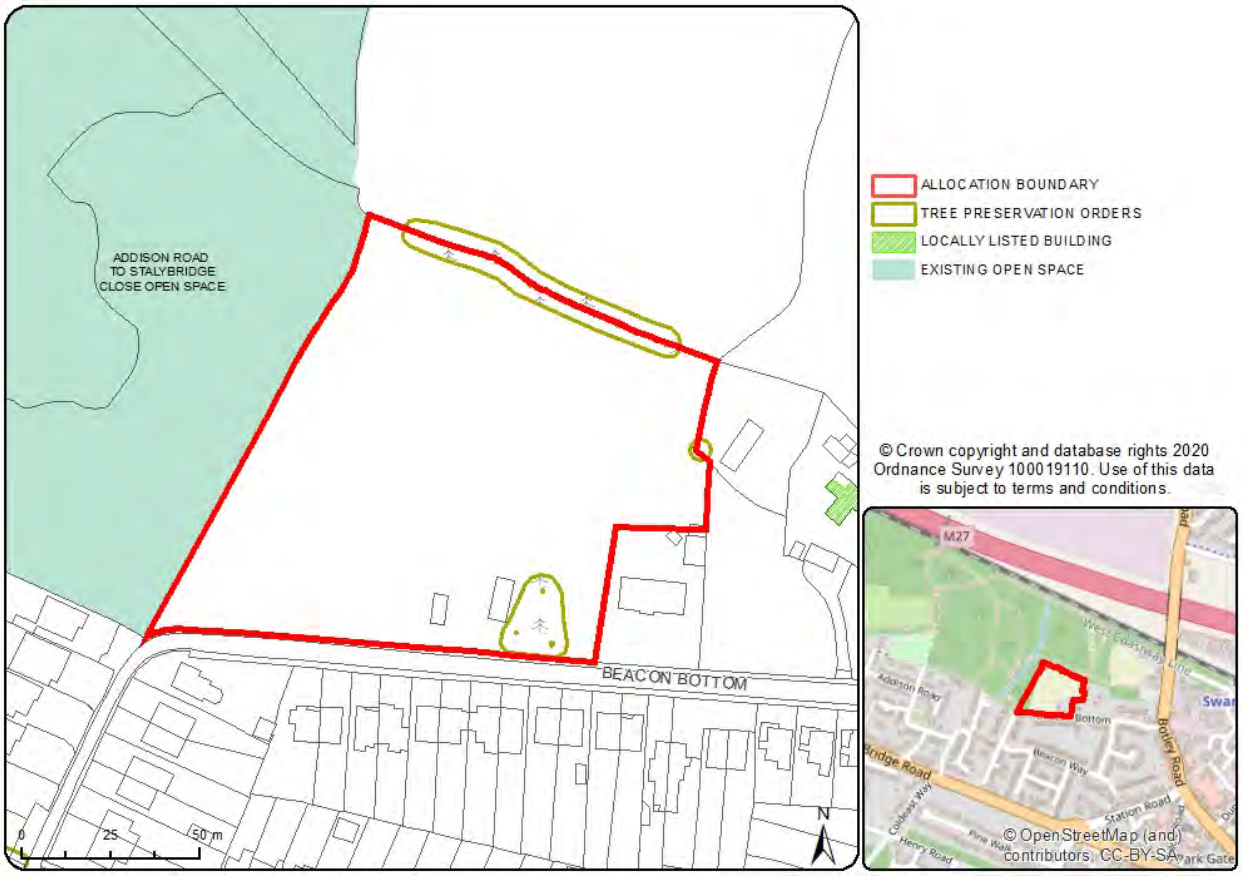
f) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:

i. Enhancements to Hunts Pond Road Recreation Ground.

ii. A contribution to the delivery of supporting infrastructure and building alterations at Jubilee Practice in line with the Infrastructure Delivery Plan.

| | |
|---|---|
| **Housing Allocation Policy:** HA15 | **SHELAA Reference:** 1360 |
| **Name:** Beacon Bottom West | **Allocated Use:** Residential |
| **Location:** Park Gate | **Indicative Yield:** 29 dwellings |
| **Size:** 1.24 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Beacon Bottom; and

c) The height of buildings should be limited to a maximum of 2 storeys; and

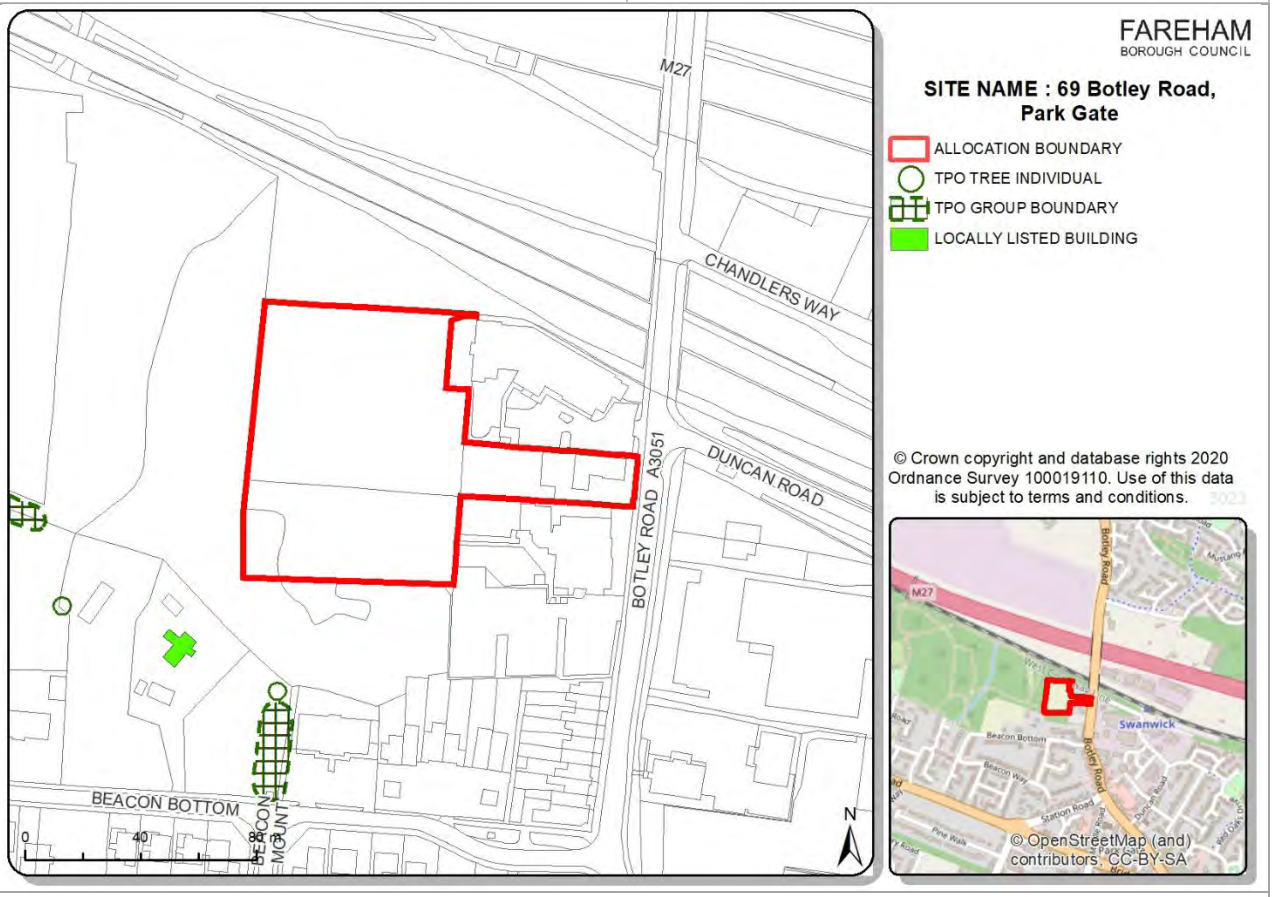
d) The provision of a pedestrian and cycle link on Beacon Bottom Road to the south of the site; and

e) The design of the scheme should allow for a potential strategic pedestrian/ cycle link between Beacon Bottom and Botley Road; and

f) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA17 | **SHELAA Reference:** 3023 |
| **Name:** 69 Botley Road | **Allocated Use:** Residential |
| **Location:** Park Gate | **Indicative Yield:** 24 dwellings (net yield 23) |
| **Size:** 0.79 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Botley Road; and

c) The height of buildings should be limited to a maximum of 2 storeys; and

d) The design of the scheme should allow for a potential strategic pedestrian/cycle link between Beacon Bottom and Botley Road; and

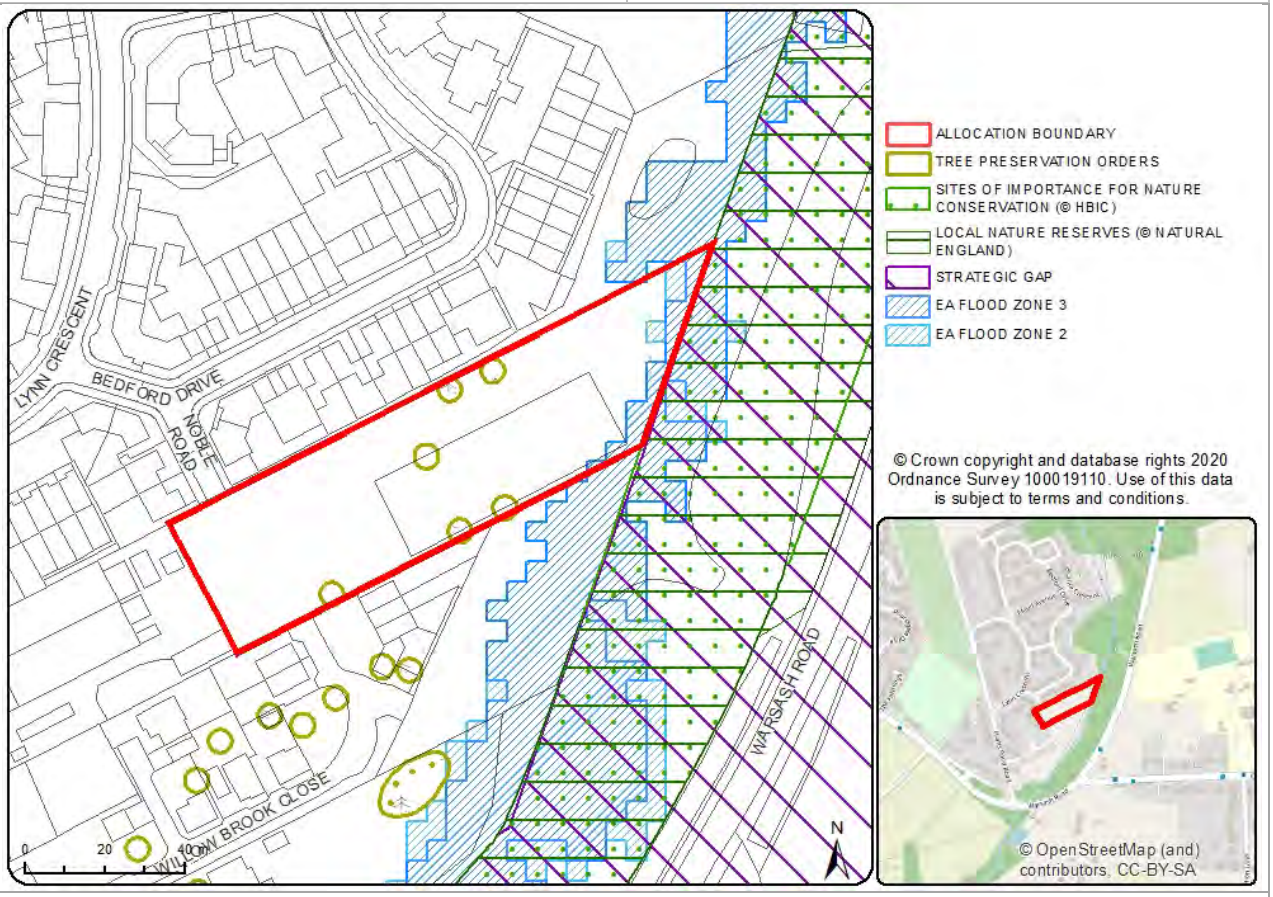
e) An ecological and mitigation strategy is required; and

f) The design and layout shall retain boundary trees and hedgerows on the western boundary of the site to provide a buffer to the adjacent woodland and associated species and in accordance with Policy NE6; and

g) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

h) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA19 | **SHELAA Reference:** 3174 |
| **Name:** 399-403 Hunts Pond Road | **Allocated Use:** Residential |
| **Location:** Titchfield Common | **Indicative Yield:** 16 dwellings |
| **Size:** 0.49 ha | |




Proposals will be granted planning permission provided they meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Noble Road; and

c) The height of buildings should be limited to a maximum of 2 storeys; and

d) Provide an appropriate buffer between the development and Kites Croft Local Nature Reserve; and

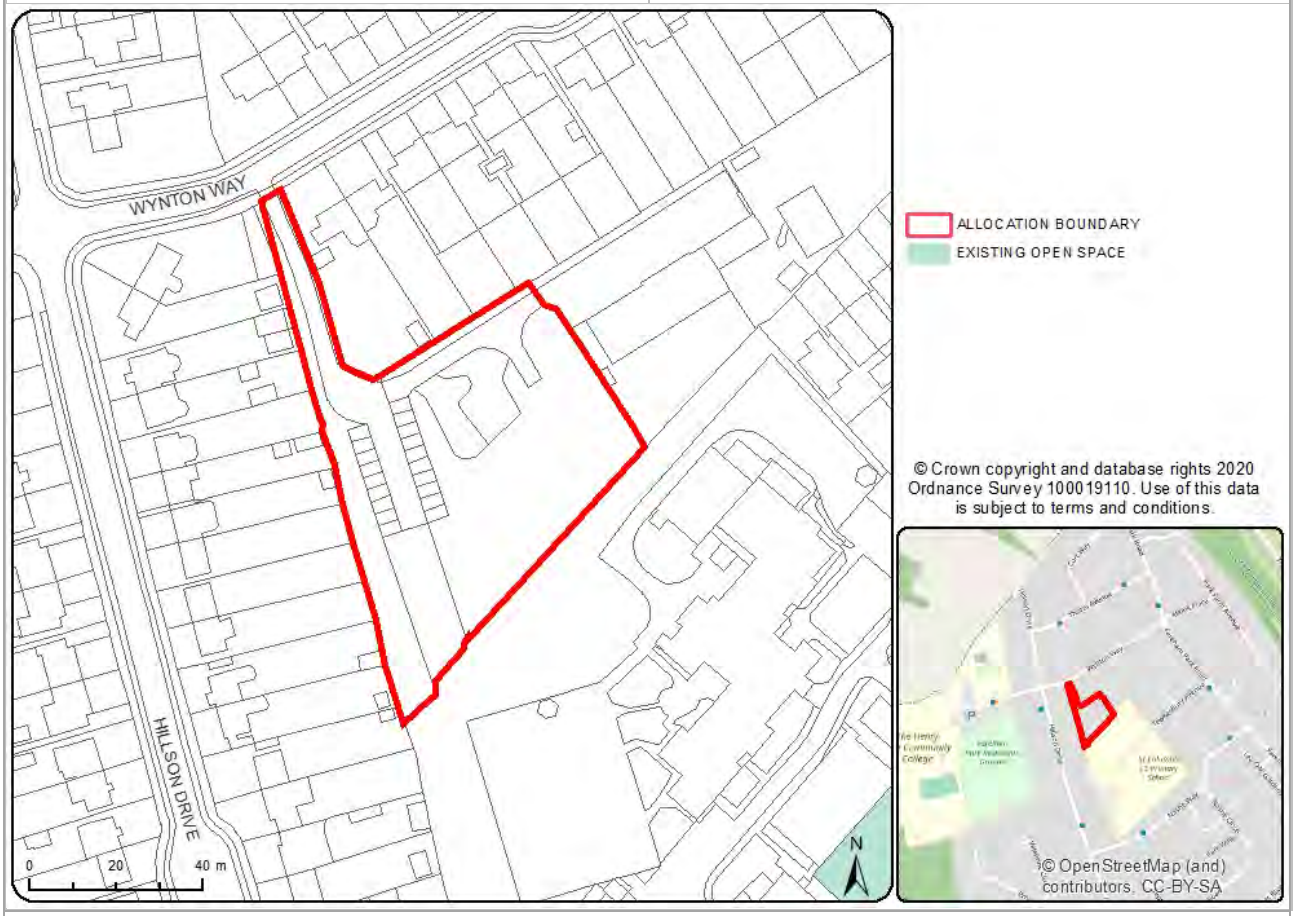
e) The design of the scheme should demonstrate how overhead electrical powerlines will be positively taken into account in the layout of the site; and

f) Avoids development and points of access in the eastern side of the site within Flood Zones 2 and 3. A full Flood Risk Assessment is required; and

g) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

h) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA22 | **SHELAA Reference:** 1058 |
| **Name:** Wynton Way | **Allocated Use:** Residential |
| **Location:** Fareham North West | **Indicative Yield:** 13 dwellings |
| **Size:** 0.4 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary highway access should be from Wynton Way; and

c) The height of buildings should be limited to a maximum of 2 storeys; and

d) Proposals shall consider a pedestrian/cycle connection through the site from Wynton Way to St Columba Church of England Primary School; and

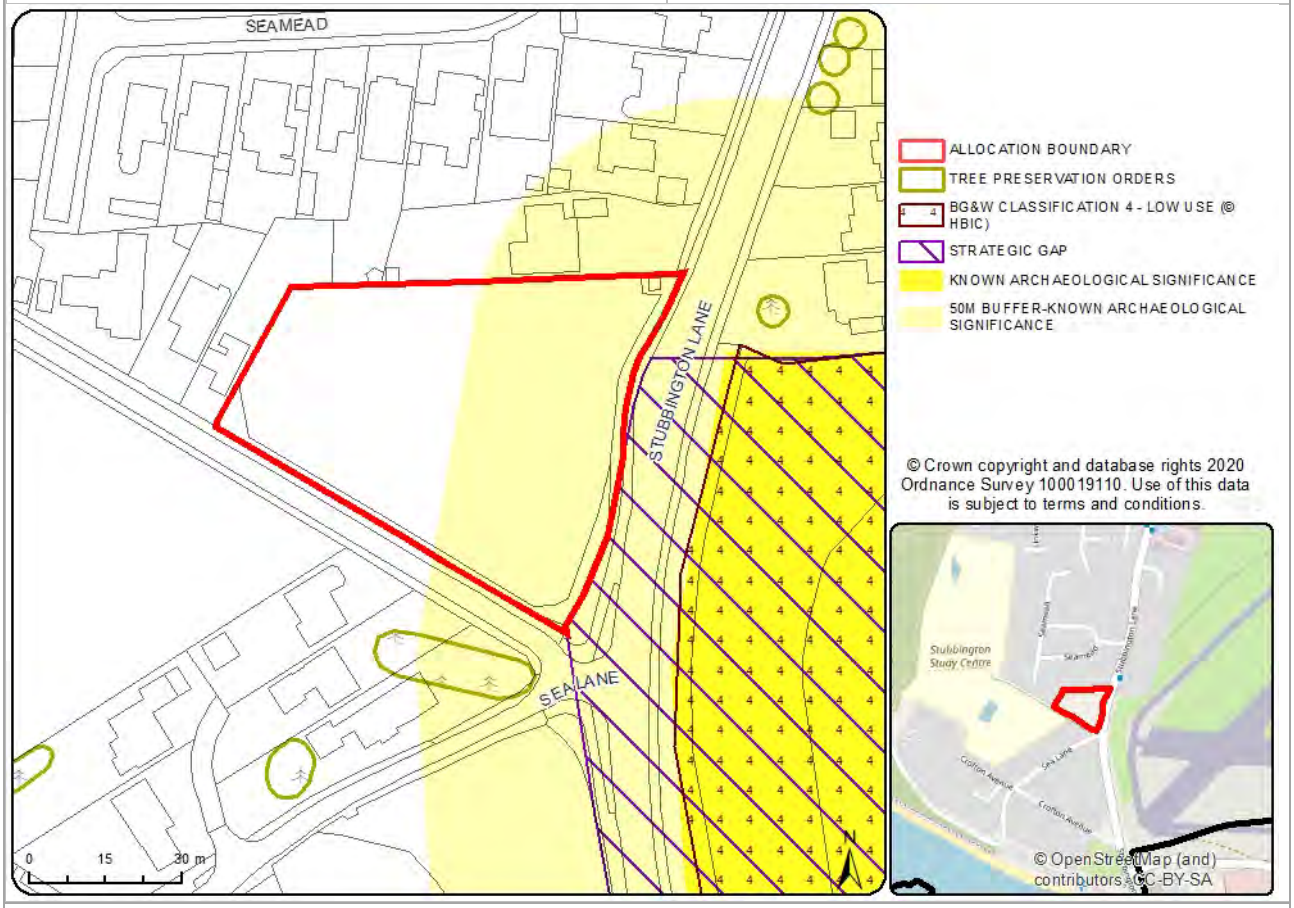
e) Improve the access road from Wynton Way up to an adoptable standard, allow for access to the Day Centre and for the provision of rear access to properties fronting Hillson Drive; and

f) Existing trees should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions or prevent damage to any nearby dwellings, roads, footpaths or other infrastructure and in accordance with Policy NE6; and

g) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

h) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA23 | **SHELAA Reference:** 1078 |
| **Name:** Stubbington Lane | **Allocated Use:** Residential |
| **Location:** Hill Head | **Indicative Yield:** 11 dwellings |
| **Size:** 0.4 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary highway access should be from northern end of Stubbington Lane, to allow for sufficient frontage spacing from Sea Lane; and

c) The height of buildings should be limited to a maximum of 2 storeys; and

d) Proposals shall allow for safe pedestrian/cycle access onto Sea Lane and Stubbington Lane; and

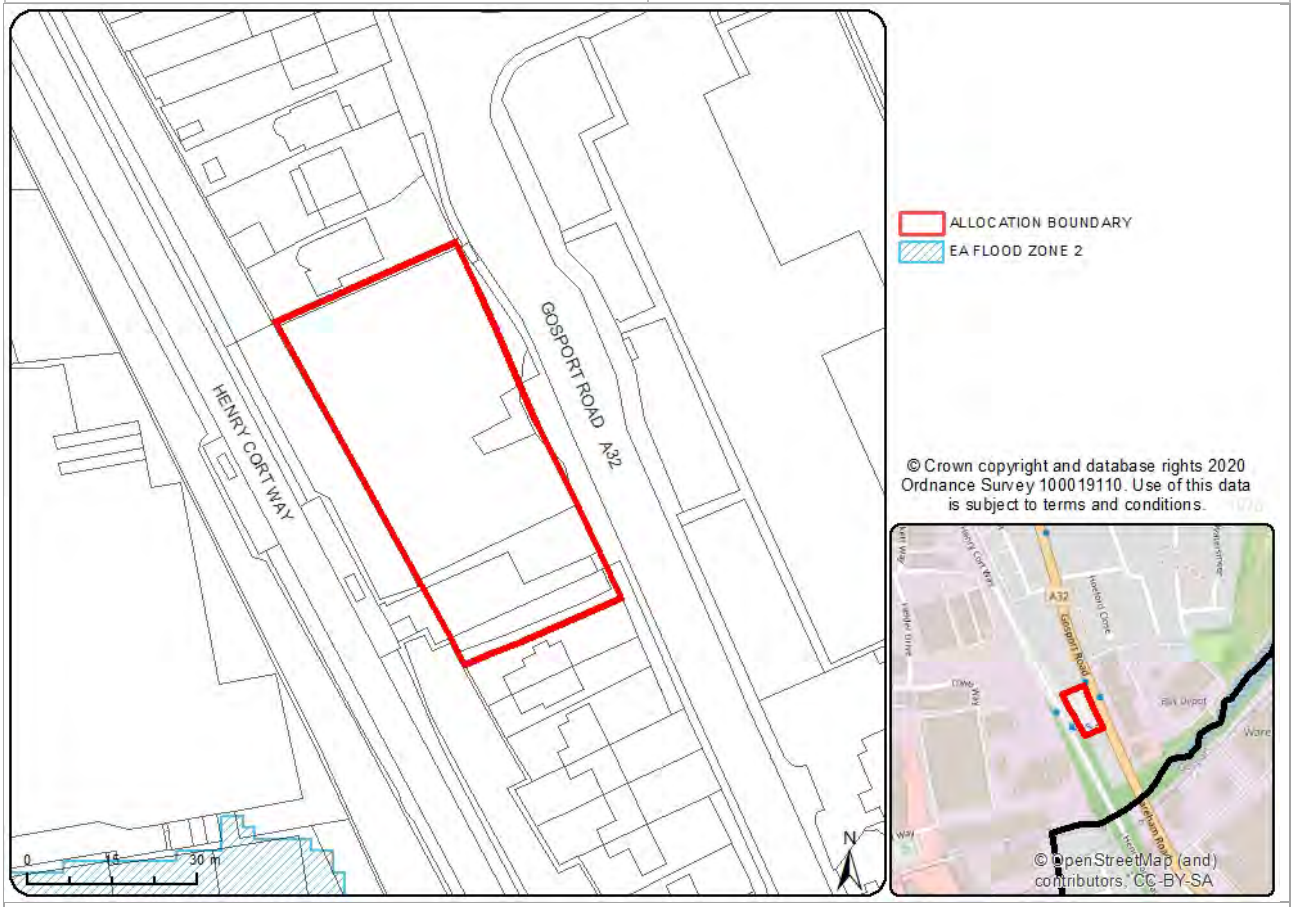
e) A Contamination Assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application, in light of the site's proximity to Solent Airport; and

f) A noise assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application, in light of the site's proximity to Solent Airport; and

g) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

h) Infrastructure provision and contributions including to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA24 | **SHELAA Reference:** 1076 |
| **Name:** 335-357 Gosport Road | **Allocated Use:** Residential |
| **Location:** Fareham East | **Indicative Yield:** 8 dwellings |
| **Size:** 0.2 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) Primary highway access should be from Gosport Road; and

c) The height of buildings should be limited to a maximum of 2 storeys; and

d) Proposals shall allow for the safe access for pedestrian/cycle connectivity onto Gosport Road; and

e) The retention of the access ramp leading to the Bus Rapid Transit (BRT) platforms; and

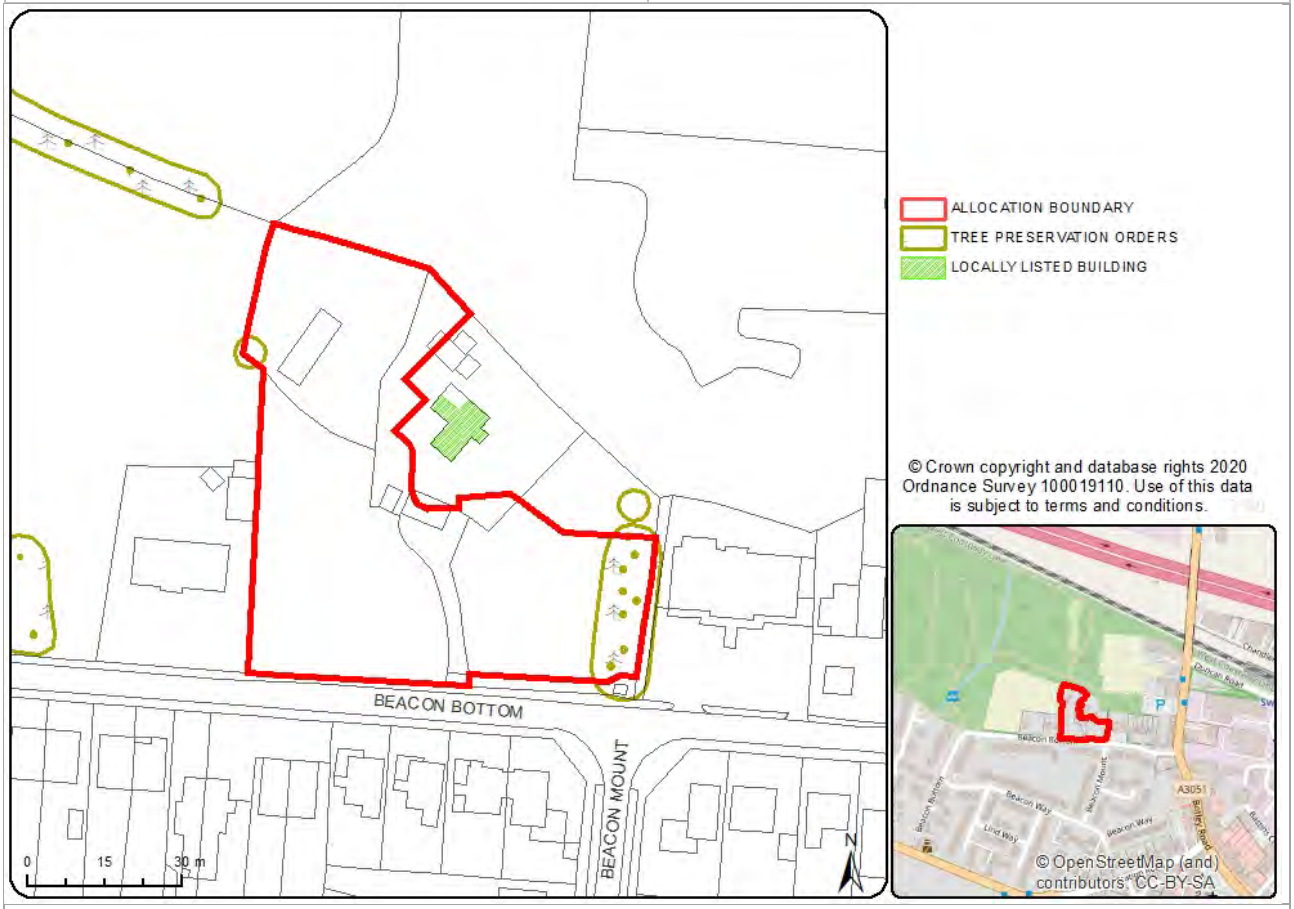
f) Details are submitted to demonstrate how the gas main is being taken into account in the layout of the site; and

g) A Construction Environmental Management Plan (CEMP) shall be provided which includes the consideration of impacts on the surface water pathway to Portsmouth Harbour; and

h) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

i) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA26 | **SHELAA Reference:** 3180 |
| **Name:** Beacon Bottom East | **Allocated Use:** Residential |
| **Location:** Park Gate | **Indicative Yield:** 9 dwellings |
| **Size:** 0.41 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed is broadly consistent with the indicative yield; and

b) The height of buildings should be limited to a maximum of 2 storeys; and

c) The provision of vehicular access should be from Beacon Bottom; and

d) The design of the scheme should allow for a potential strategic pedestrian/cycle link between Beacon Bottom and Botley Road; and

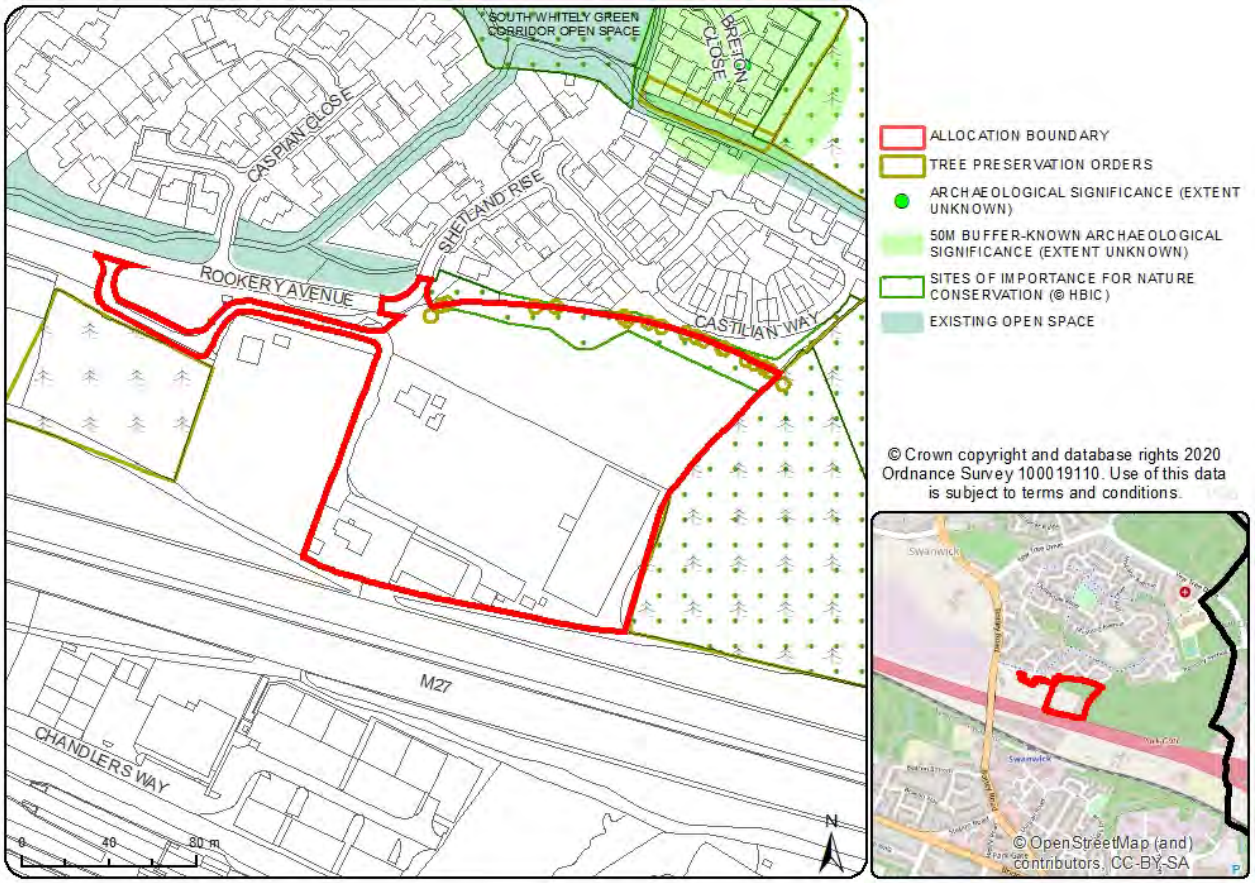
e) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

f) A Heritage Statement providing details on the potential impact of proposals on the conservation and setting of the locally listed building in accordance with Policy HE5; and

g) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

h) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA27 | **SHELAA Reference:** 1168 |
| **Name:** Rookery Avenue | **Allocated Use:** Residential |
| **Location:** Sarisbury | **Indicative Yield:** 32 dwellings |
| **Size:** 2.29 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Proposals should take account of context of this site being countryside settlement edge and woodland; and

c) The development should front the woodland and open space; and

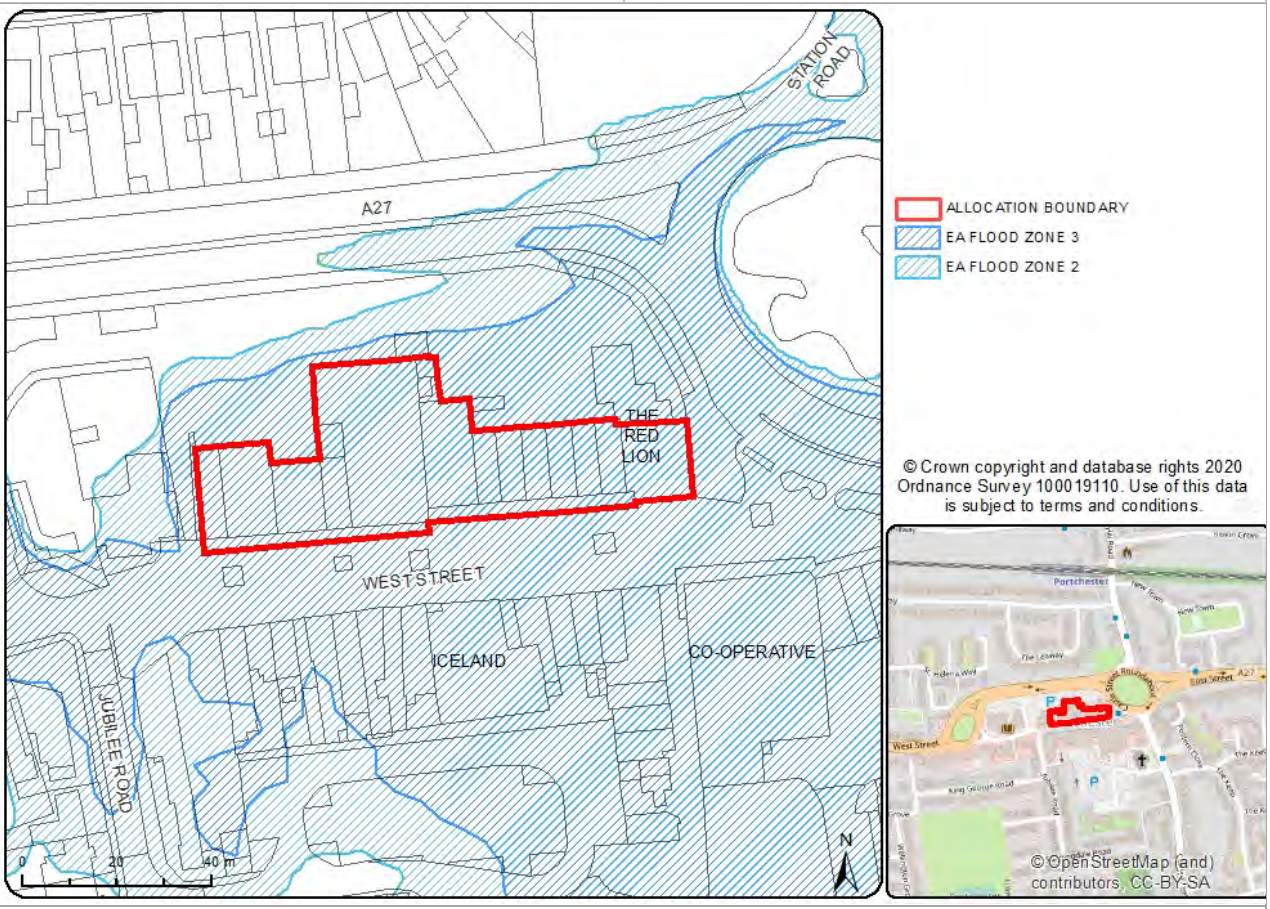
d) Primary vehicular access should be from Rookery Avenue; and

e) Residential building heights should be a maximum of 2 storeys; and

f) The site is situated adjacent to Gull Coppice (South-western remnant) Site of Importance for Nature Conservation (SINC) which is also listed on Natural England's Ancient Woodland Inventory as semi-natural ancient woodland. Proposals should seek to enhance the Gull Coppice SINC and provide a 15m buffer between the development and the SINC, and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA28 | **SHELAA Reference:** 0203 |
| **Name:** 3-33 West Street | **Allocated Use:** Residential |
| **Location:** Portchester East | **Indicative Yield:** 26 dwellings |
| **Size:** 0.25 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on West Street; and

c) The proposal should support the regeneration of Portchester Precinct with improvements to the appearance of buildings and encouraging footfall to the retail units within the centre; and

d) Building heights should be limited to a maximum of 2 additional storeys in addition to the existing building (maximum of 4 storeys); and

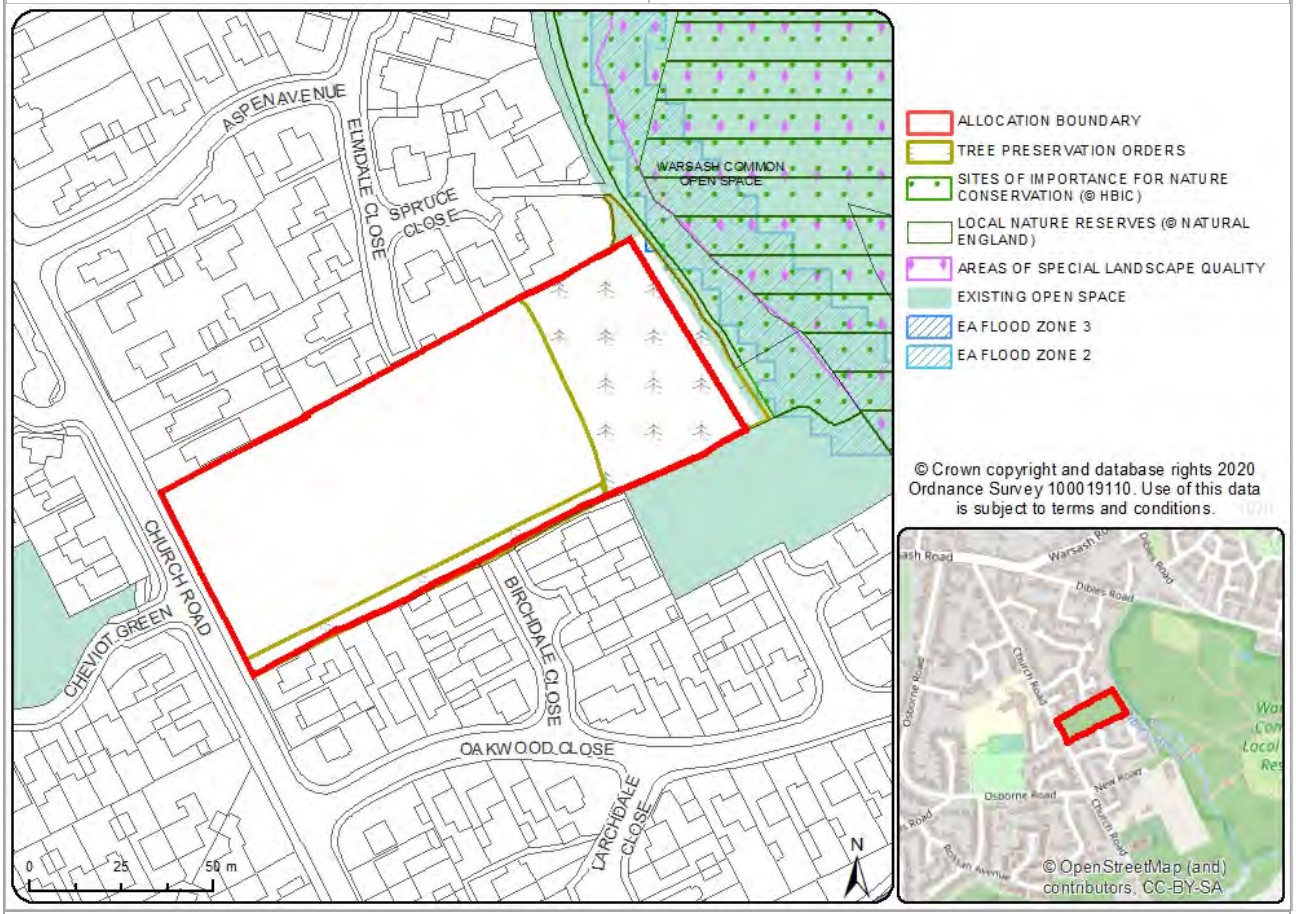
e) A flood risk assessment is required (The site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources) and appropriate mitigation measures included in the design of the properties; and

f) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

g) The location of the development above commercial uses will mean that a noise and air quality assessment will be required; and

h) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA29 | **SHELAA Reference:** 1070 |
| **Name:** Land East of Church Road | **Allocated Use:** Residential |
| **Location:** Warsash | **Indicative Yield:** 20 dwellings |
| **Size:** 0.85 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Church Road; and

c) Building heights should be limited to a maximum of 2 storeys; and

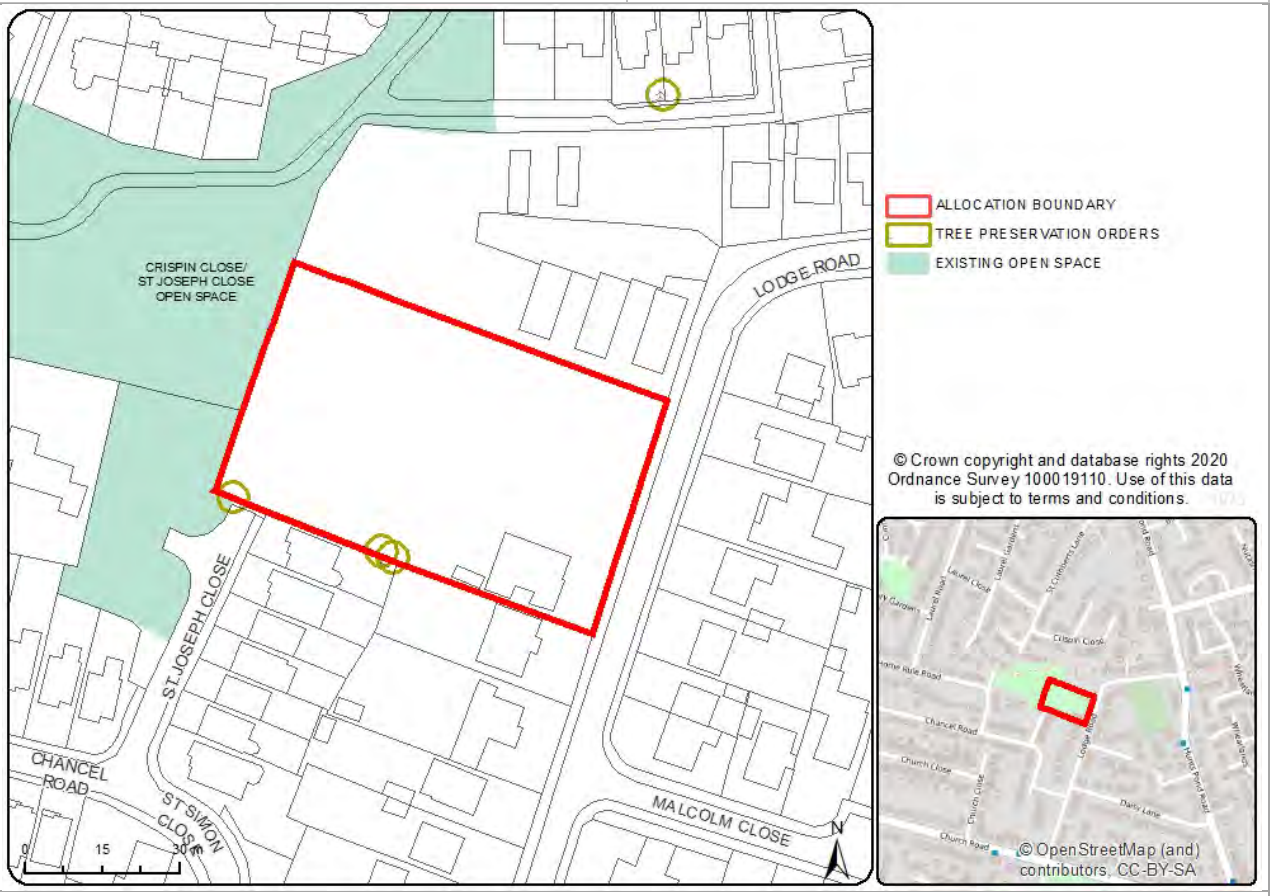
d) In line with Policy NE1, an ecological survey and assessment must be undertaken to demonstrate that proposals will protect and enhance Warsash Common LNR, land south of Dibles Road SINC or any identified protected species. Ecological mitigation for the site-specific construction and operational impacts of a development proposal for this allocation will need to be drawn up in detail at the planning application stage, and accompanied where necessary by a project-level HRA; and

e) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions and in accordance with Policy NE6; and

f) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes; and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA30 | **SHELAA Reference:** 1075 |
| **Name:** 33 Lodge Road | **Allocated Use:** Residential |
| **Location:** Locks Heath | **Indicative Yield:** 9 dwellings |
| **Size:** 0.37 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Lodge Road; and

c) Opportunities should be sought to provide a continuation of the east/west greenway (pedestrian and cycle link) to ensure permeability through the development to increase accessibility to the Crispin Close/St Joseph Close open space and provide connections to the wider Western Wards greenway network; and

d) Building heights shall be limited to a maximum of 2 storeys; and

e) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions and in accordance with Policy NE6; and

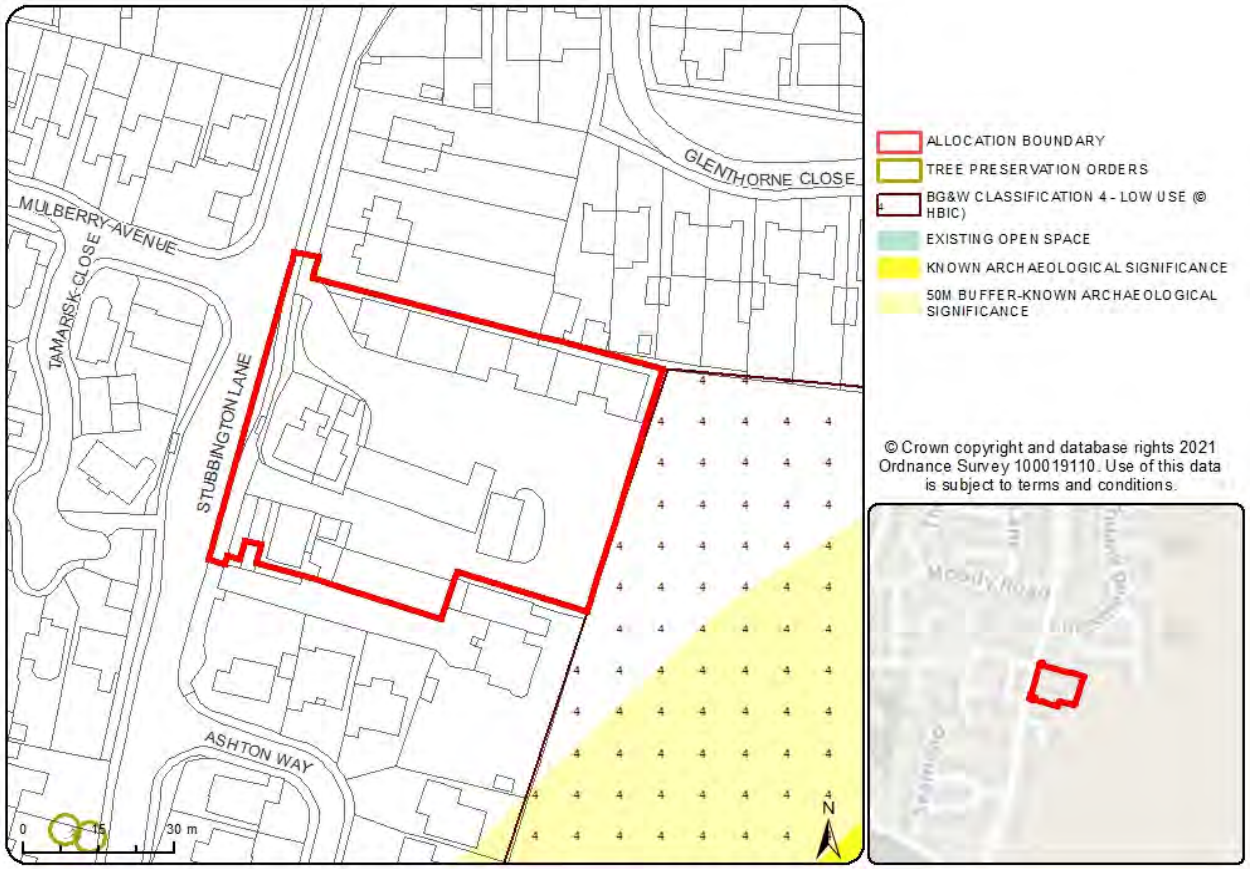
f) Further ecological surveys may be required to assess whether protected species and habitats are present on site and a detailed scheme of biodiversity enhancements should be submitted to indicate a net gain in biodiversity; and

g) As there is potential for previously unknown heritage assets (archaeological remains) on site, an Archaeological Evaluation will be required; and

h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

i) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA31 | **SHELAA Reference:** 0093 |
| **Name:** Hammond Industrial Estate | **Allocated Use:** Residential (C2) |
| **Location:** Hill Head | **Indicative Yield:** 68 bed care home (net yield 33 dwellings) |
| **Size:** 0.42 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary vehicular access should be from Stubbington Lane; and

c) Building heights should be a maximum of 2.5 storeys; and

d) Scale and mass shall respond to the character of the street scene; and

e) The proposals in terms of height and overlooking will need to consider the impact on neighbouring residential properties; and

f) A noise assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application, in light of the site's proximity to Solent Airport; and

g) A Contamination Assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application, in light of the site's proximity to Solent Airport; and

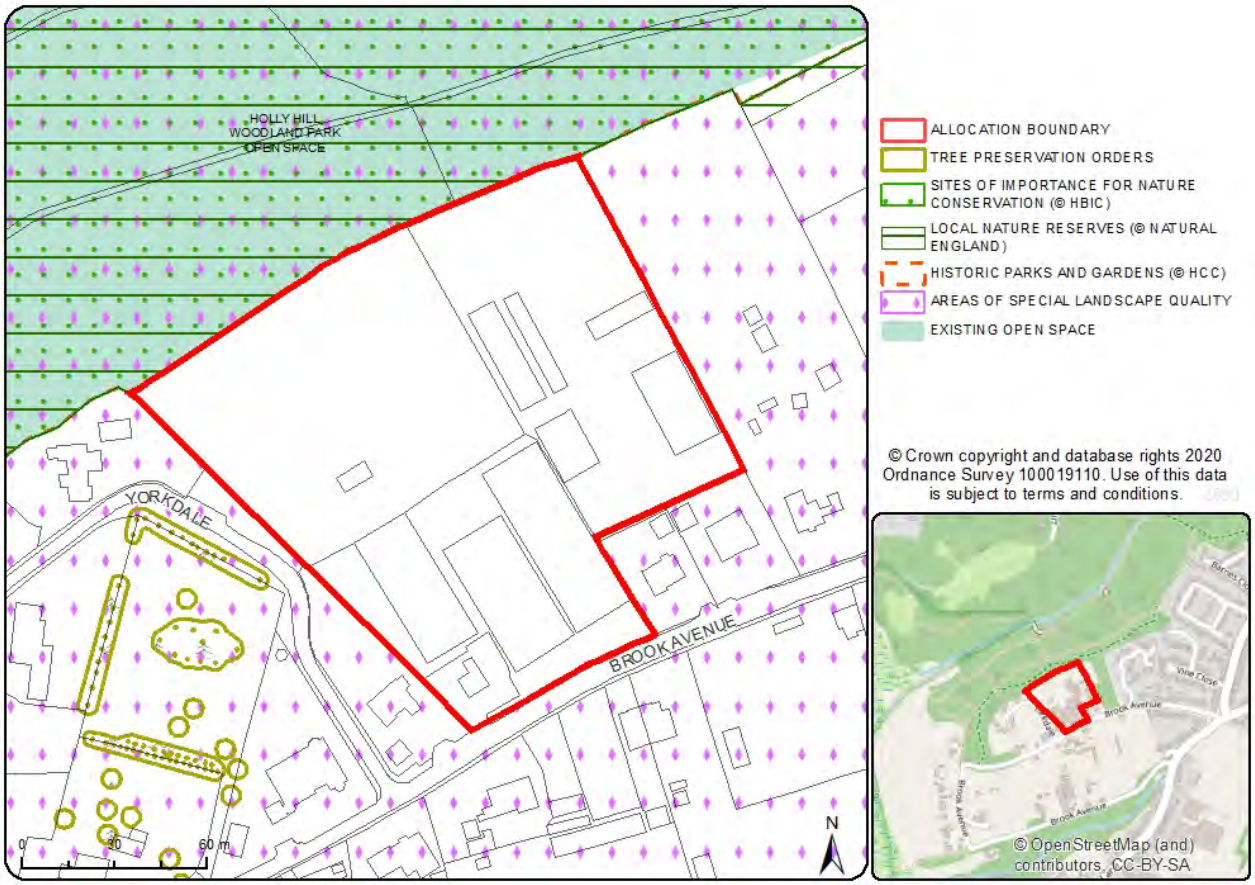
h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

j) A landscaping scheme which considers the amenity of the neighbouring residential properties shall be provided; and

k) Infrastructure provision and contributions including health and transport for example, shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA32 | **SHELAA Reference:** 2890 |
| **Name:** Egmont Nursery, Brook Avenue | **Allocated Use:** Residential |
| **Location:** Warsash | **Indicative Yield:** 8 dwellings |
| **Size:** 1.97 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Brook Avenue; and

c) Building heights should be a maximum of 2 storeys; and

d) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

e) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA33 | **SHELAA Reference:** 3018 |
| **Name:** Land East of Bye Road, Swanwick | **Allocated Use:** Self and Custom Build |
| **Location:** Sarisbury | **Indicative Yield:** 7 dwellings |
| **Size:** 0.80 ha | |




Proposals should meet the following site-specific requirements:

a) The provision of land for self and custom build housing, to include the provision of serviced plots; and

b) The quantum of housing proposed is broadly consistent with the indicative yield; and

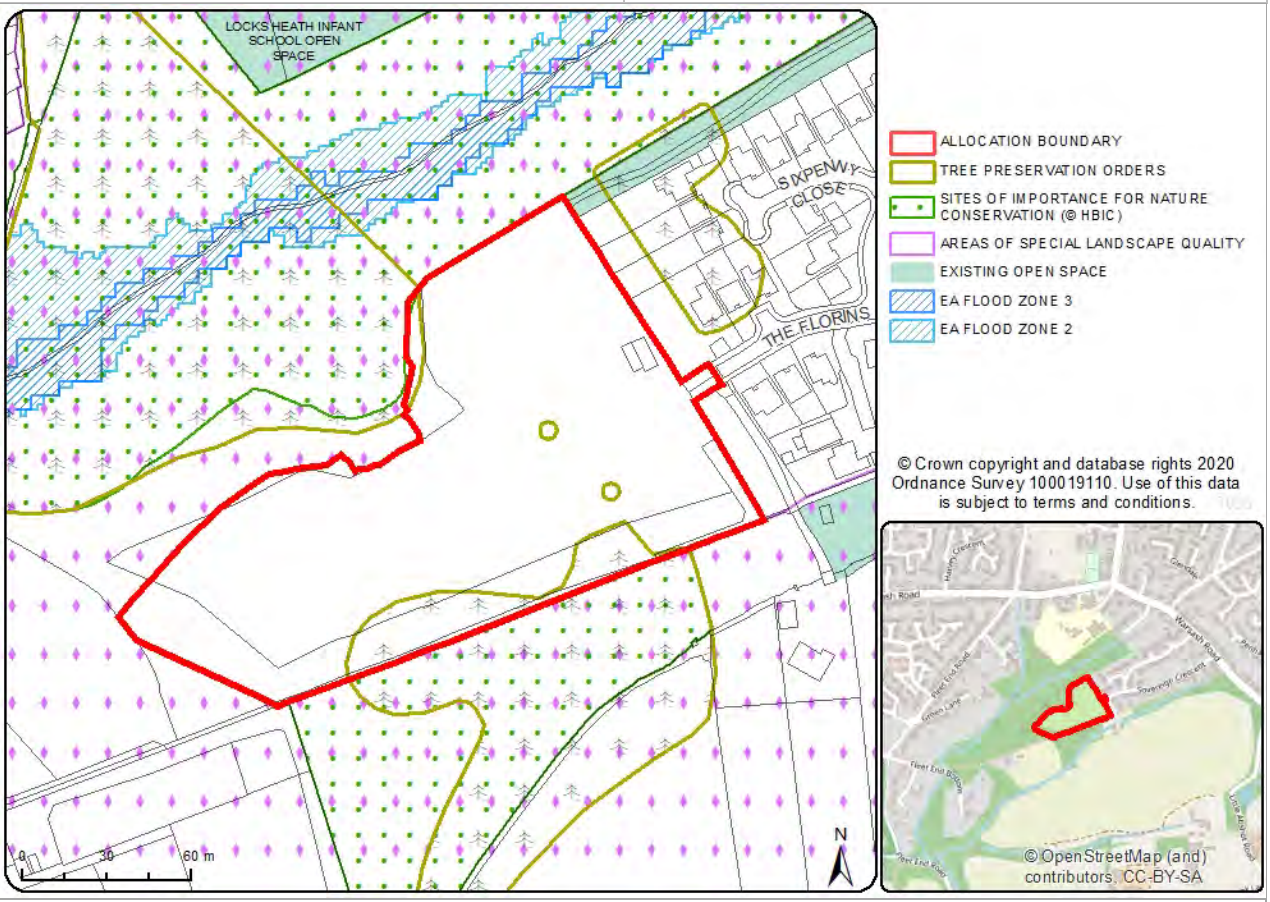
c) Primary highway access should be focused from Bye Road; and

d) Building heights should be limited to a maximum of 2.5 storeys; and

e) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

f) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA34 | **SHELAA Reference:** 3036 |
| **Name:** Land South West of Sovereign Crescent | **Allocated Use:** Residential |
| **Location:** Warsash | **Indicative Yield:** 38 dwellings |
| **Size:** 1.91Ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on The Florins leading off Sovereign Crescent; and

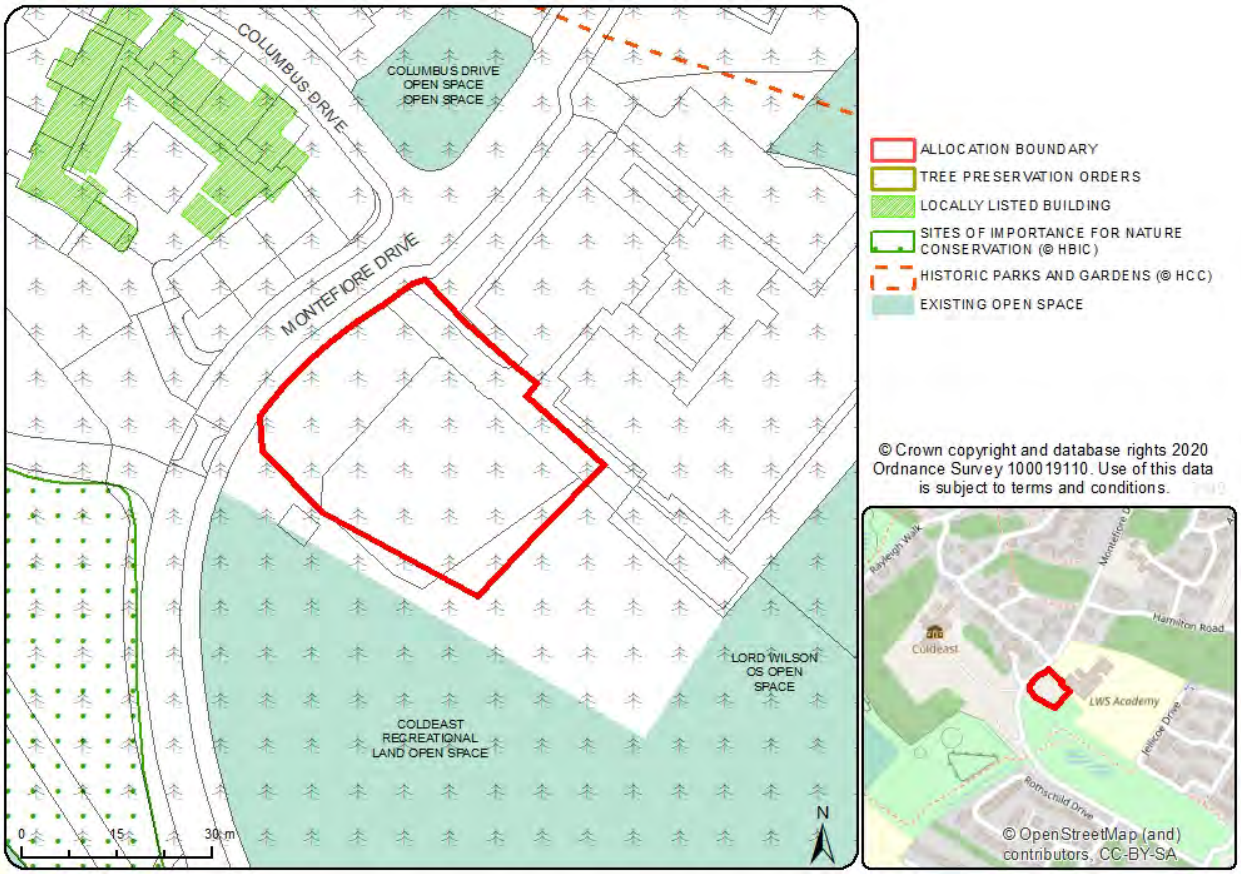
c) Building heights should be limited to a maximum of 2 storeys; and

d) Proposals should take account of the sewers running through the site; and

e) Proposals should take account of the two SINC's located either side of the site. To mitigate the impacts of the development, a 15m buffer should be incorporated into proposals along the north-eastern and southern boundary of the site. To provide connectivity between the two buffers, a 9m wildlife corridor should run along the centre of the site linking them; and

f) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA35 | **SHELAA Reference:** 3149 |
| **Name:** Former Scout Hut, Coldeast Way | **Allocated Use:** Residential |
| **Location:** Sarisbury | **Indicative Yield:** 9 dwellings |
| **Size:** 0.15 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

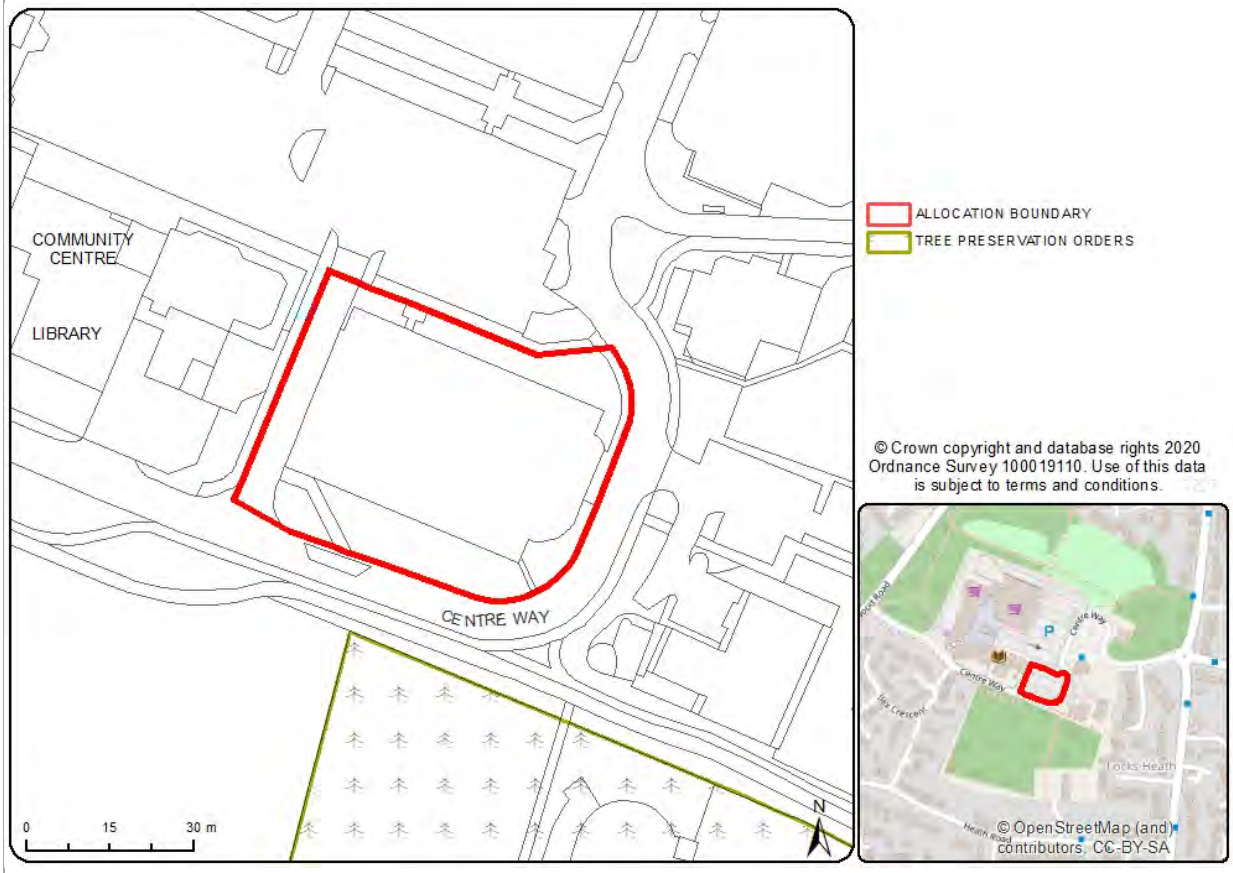
b) Primary vehicular access should be from Montefiore Drive; and

c) Building heights should be a maximum of 2 storeys; and

d) The provision of a Heritage Statement providing details of the potential impact of the proposals on the conservation and setting of the locally listed historic park and garden in accordance with Policy HE5; and

e) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA36 | **SHELAA Reference:** 3227 |
| **Name:** Land at Locks Heath District Centre | **Allocated Use:** Residential |
| **Location:** Locks Heath | **Indicative Yield:** 35 dwellings |
| **Size:** 0.27 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary vehicular access should be from Centre Way; and

c) Building heights should be compatible with the existing shopping centre composition and should generally be no greater than 3 storeys; and

d) Private amenity space is required, where ground floor communal space is limited, this could include internal glazed balconies, external balconies and terraces; and

e) The retention of existing trees on the northern and southern boundaries of the site should be considered in line with Policy NE6; and

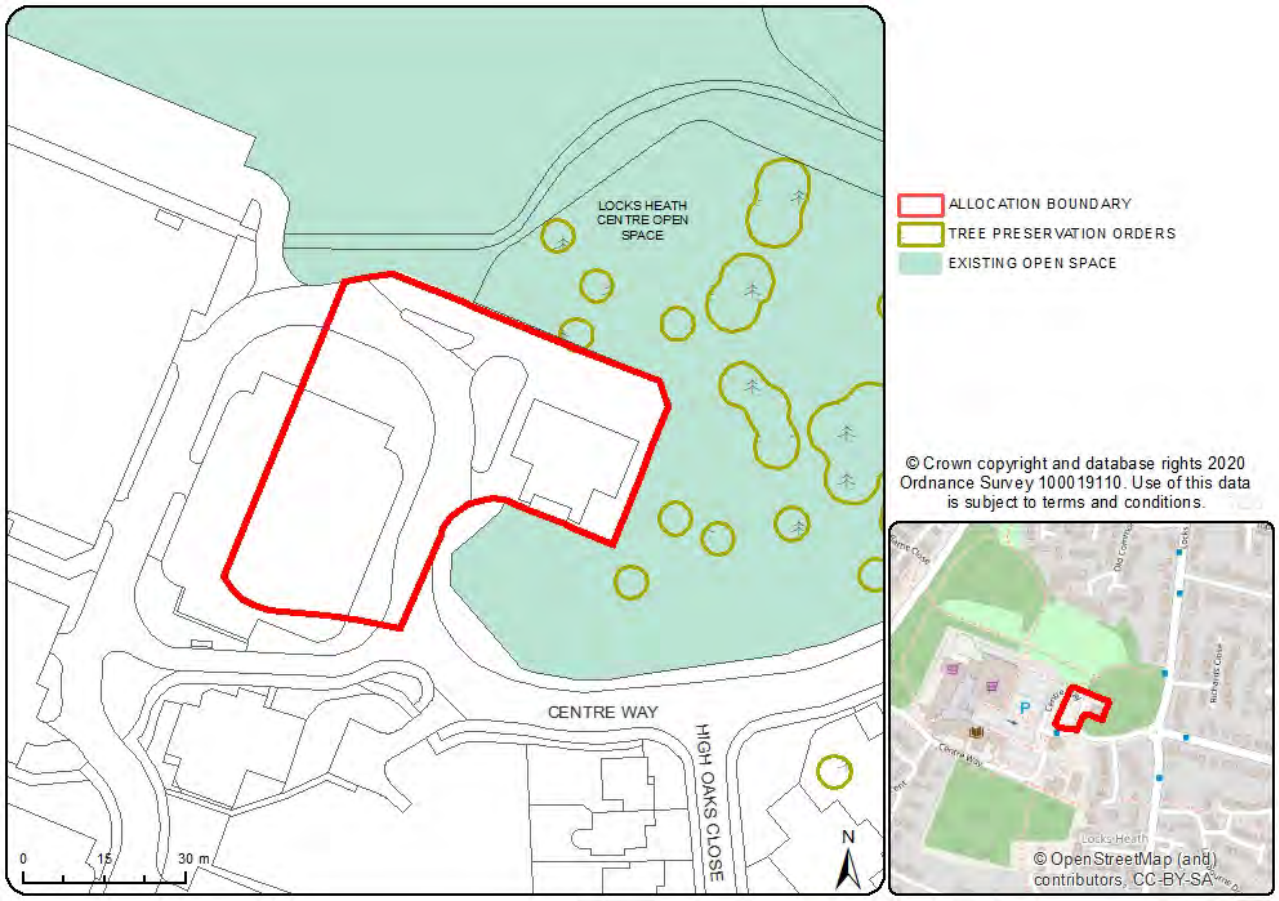
f) Pedestrian links to shopping centre are retained and enhanced where appropriate; and

g) Reconfiguration of car parking needs to consider requirements and functions of the existing shopping centre; and

h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

i) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA37 | **SHELAA Reference:** 3235 |
| **Name:** Former Locks Heath Filling Station | **Allocated Use:** Residential |
| **Location:** Locks Heath | **Indicative Yield:** 30 dwellings |
| **Size:** 0.31 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary vehicular access should be from Centre Way; and

c) Building heights, scale and mass should be compatible with the existing shopping centre composition and should generally be no greater than 3 storeys; and

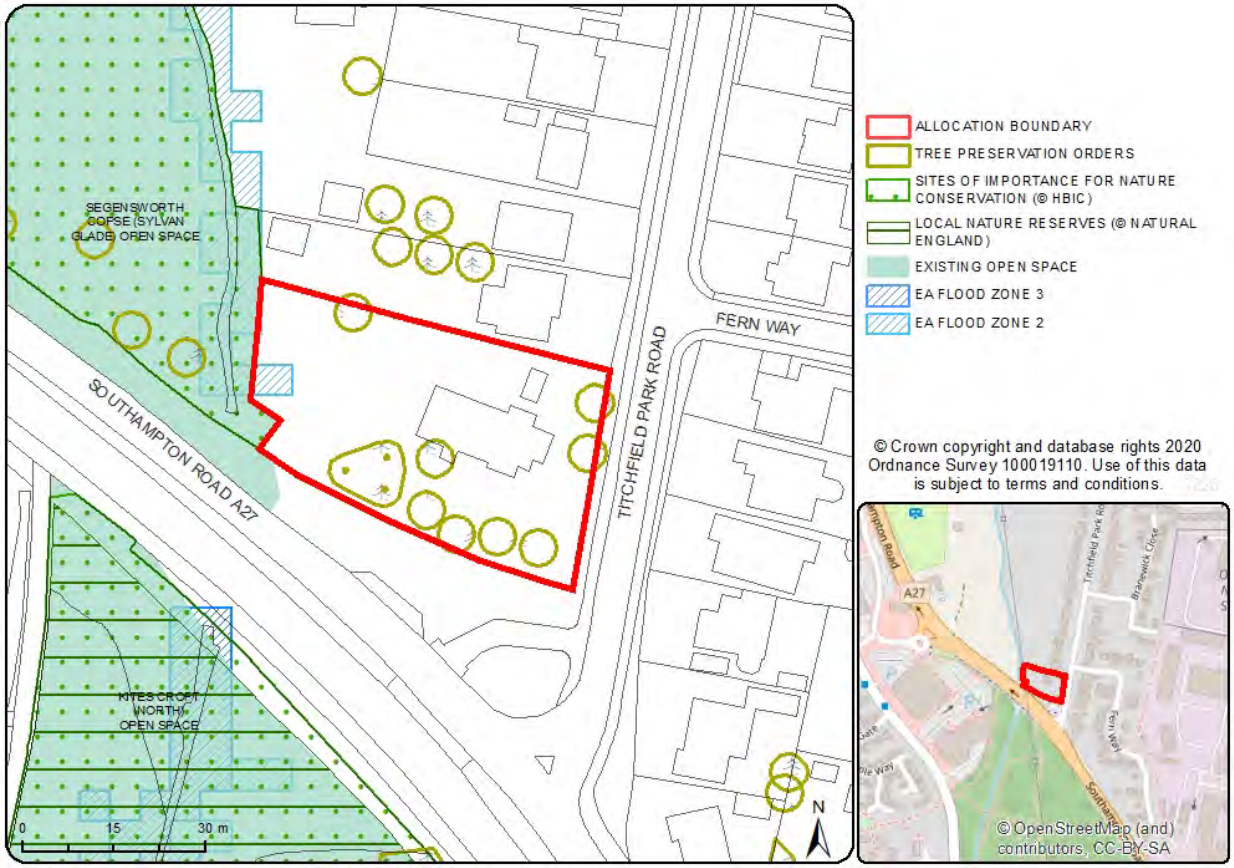
d) External communal space is provided; and

e) Protect existing trees and landscaping in accordance with Policy NE6; and

f) Reconfiguration of car parking needs to consider requirements and functions of the existing shopping centre; and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA38 | **SHELAA Reference:** 3228 |
| **Name:** 68 Titchfield Park Road | **Allocated Use:** Residential |
| **Location:** Titchfield | **Indicative Yield:** 9 dwellings (net yield 6) |
| **Size:** 0.19 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary vehicular access should be from Titchfield Road; and

c) Building heights should be a maximum of 2 storeys; and

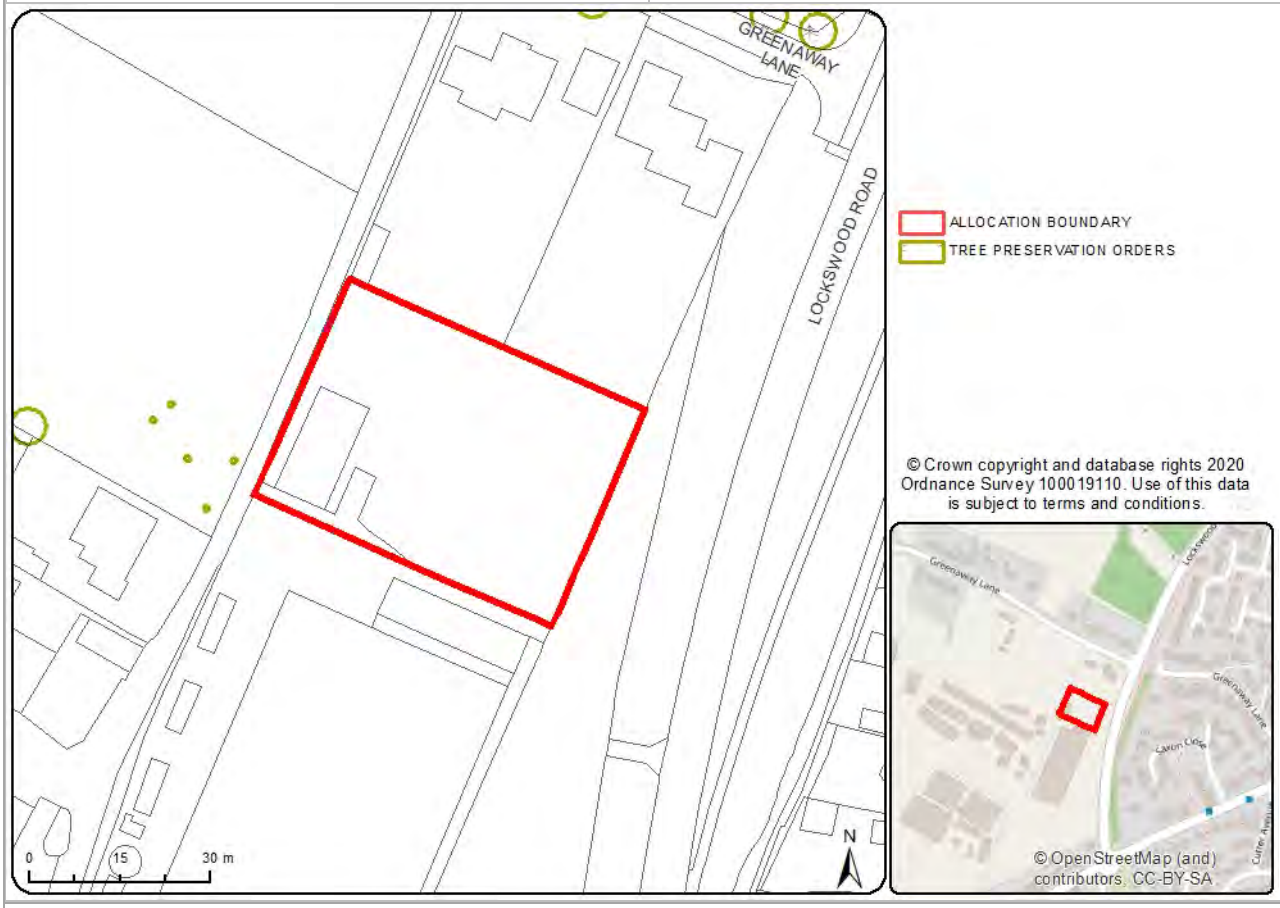
d) The proposals should consider the impact on amenity of neighbouring properties to the north of the site; and

e) An arboricultural impact assessment and method statement will be required to determine the impact of the development on protected trees in accordance with Policy NE6; and

f) Adequate surface water drainage, identified through a Drainage Strategy; and

g) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA39 | **SHELAA Reference:** 3231 |
| **Name:** Land at 51 Greenaway Lane | **Allocated Use:** Residential |
| **Location:** Warsash | **Indicative Yield:** 5 dwellings |
| **Size:** 0.36 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

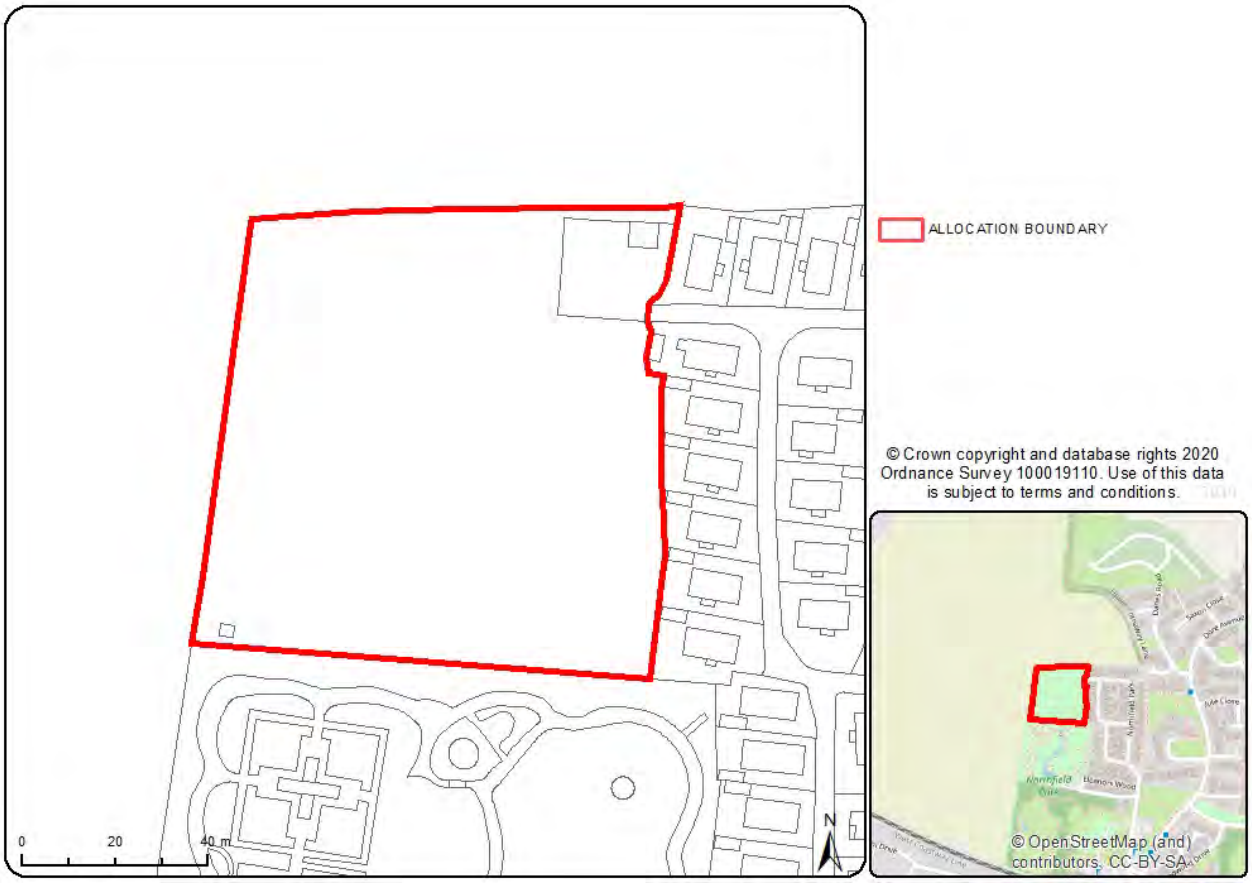
b) Development will need to demonstrate in terms of built form, access and layout how it sits and links with the Policy HA1; and

c) Primary vehicular access is likely to be through the development area south of Greenaway Lane but other alternative access points will be considered; and

d) Building heights should be a maximum of 2.5 storeys; and

e) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA40 | **SHELAA Reference:** 3040 |
| **Name:** Land west of Northfield Park | **Allocated Use:** Park Homes |
| **Location:** Portchester West | **Indicative Yield:** 22 dwellings |
| **Size:** 0.92 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focussed on the western boundary of Northfield Park; and

c) Building heights should be limited to a maximum of 1 storey; and

d) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions and in accordance with Policy NE6; and

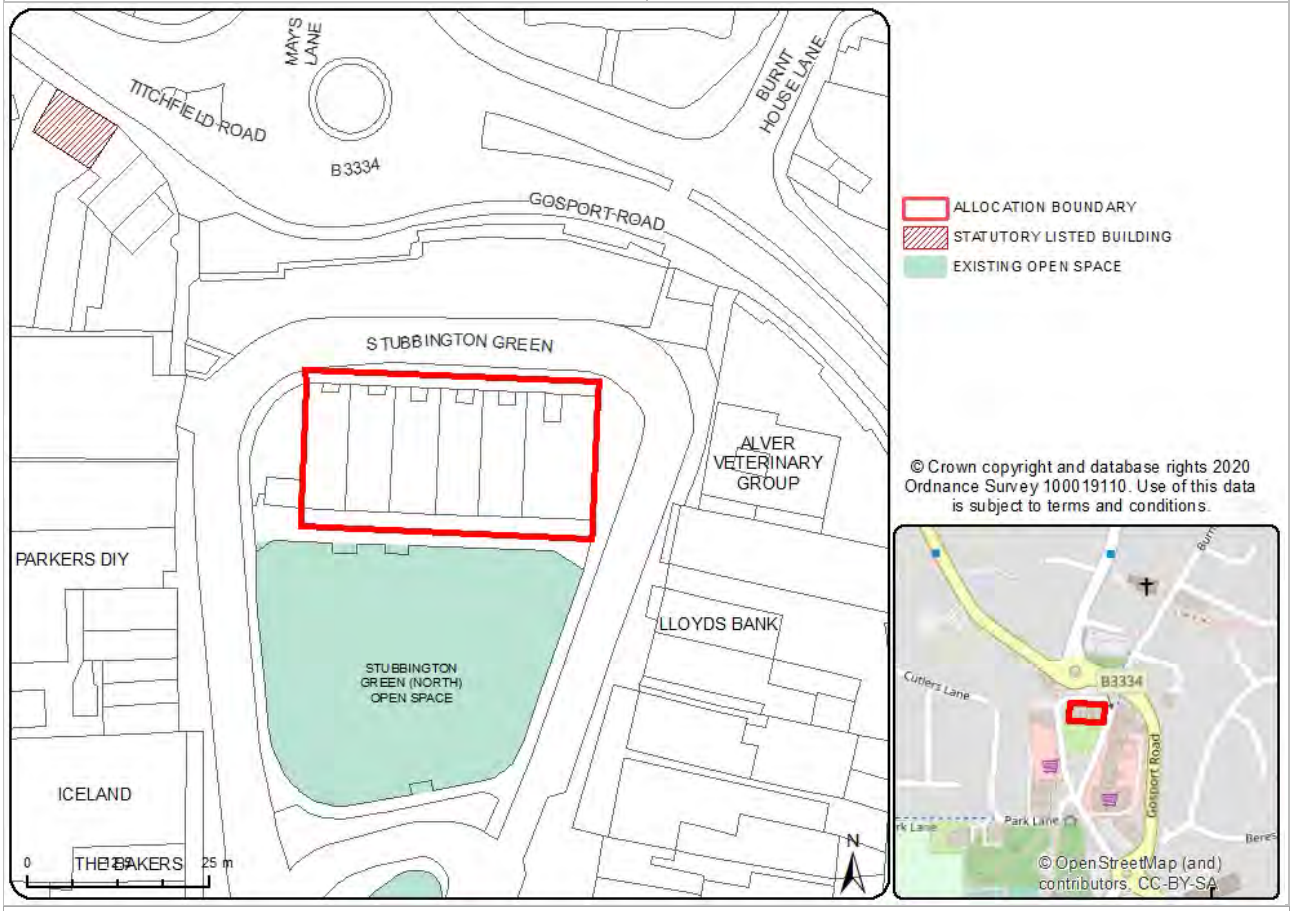
e) The lighting scheme on the eastern and southern boundaries should be designed to minimise the impacts on wildlife, particularly bats; and

f) Reptile receptor areas including along the eastern and southern boundary will be required. This grassland buffer should be fenced off and managed; and

g) Provide connections to existing adjacent footpaths, connecting the site to the wider network; and

h) Infrastructure provision and contributions including health and transport for example, shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA41 | **SHELAA Reference:** 3206 |
| **Name:** 22-27a Stubbington Green | **Allocated Use:** Residential |
| **Location:** Stubbington | **Indicative Yield:** 9 dwellings |
| **Size:** 0.09 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Building heights should be limited to 2 storeys; and

c) The location of the development above commercial uses will mean that a noise and air quality assessment will be required; and

d) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

## Sheltered Housing Allocations

### Why we need these policies

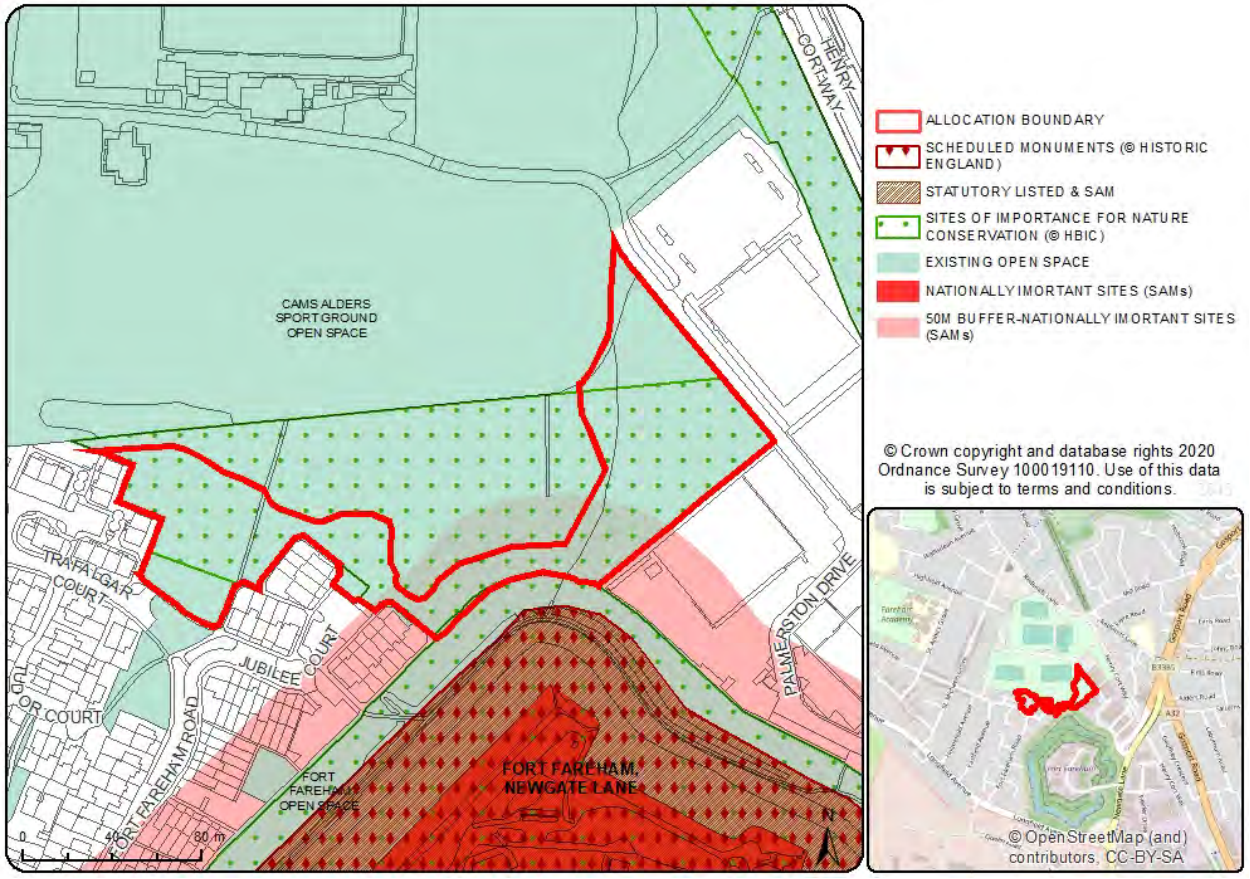
4.21 Based on the recommended ratios provided by the Elderly Accommodation Council, the greatest demand for future specialist provision within the Borough will be sheltered housing. Provision for sheltered housing within the Borough is managed through the Council's Housing Register. Applicants for sheltered housing represent approximately 14% of those waiting for any type of housing. Sheltered housing schemes are bespoke and need to be delivered in blocks or groups (often with a Sheltered Housing Officer based on site). Applicants must be aged over 55 to be eligible for sheltered housing, and the projections show that the number of applicants will increase by 16% from 2020 to 2037. The greatest increases in demand for units are expected to be witnessed in Portchester and Fareham South as shown in the following table.

| | Sheltered Applicants (number of applications) | | All Applicants Over 55 (number of applications) | |
|---|---|---|---|---|
| **Location** | **2020** | **2037** | **2020** | **2037** |
| **Fareham North** | 54 | 63 | 99 | 115 |
| **Fareham South** | 50 | 58 | 92 | 106 |
| **Fareham West** | 26 | 30 | 48 | 55 |
| **Portchester** | 44 | 51 | 81 | 94 |
| **Stubbington** | 22 | 26 | 40 | 47 |
| **Titchfield** | 9 | 10 | 17 | 19 |
| **Total** | 205 | 238 | 376 | 436 |

***Table 4.4 Sheltered Housing Applicants by Ward Source: Fareham Borough Council Housing***

4.22 The precise amount and type of specialist and older person accommodation required within the Borough will depend on a range of factors including choices of individual people and households. However, to facilitate the delivery of older person's accommodation the Council has identified three sites considered suitable for this type of development at Cams Alders, the Corner of Station Road and Assheton Court in Portchester for sheltered housing schemes to meet the demand for Housing Register applicants within the Fareham South and Portchester wards. These sites are therefore allocated for new sheltered housing provision and further general affordable housing provision. The Cams Alders scheme will be delivered alongside investment in the leisure provision at the site.

| | |
|---|---|
| **Housing Allocation Policy:** HA42 | **SHELAA Reference:** 2843 |
| **Name:** Land South of Cams Alders | **Allocated Use:** Residential, Sheltered Housing |
| **Location:** Fareham South | **Indicative Yield:** 60 dwellings |
| **Size:** 1.29 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing shall be consistent with the indicative yield of 60 dwellings, being a mix of sheltered housing and affordable residential; and

b) Development will be required to demonstrate how it complies with Policy NE1 with regards to impacts on the SINC, including the provision of appropriate mitigation where required; and

c) Retention and strengthening of the existing tree lined buffer around the perimeter of the site, as well as strengthening woodland links and green corridor network through to Fort Fareham to the south west; and

d) The provision of appropriate pedestrian and cycle links to the Bus Rapid Transit stop on Redlands Lane; and

e) Building heights should be limited to 2 to 3 storeys; and

f) Proposals shall have regard to the principles set out in the Fareham Housing Greener Policy[13]; and

g) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

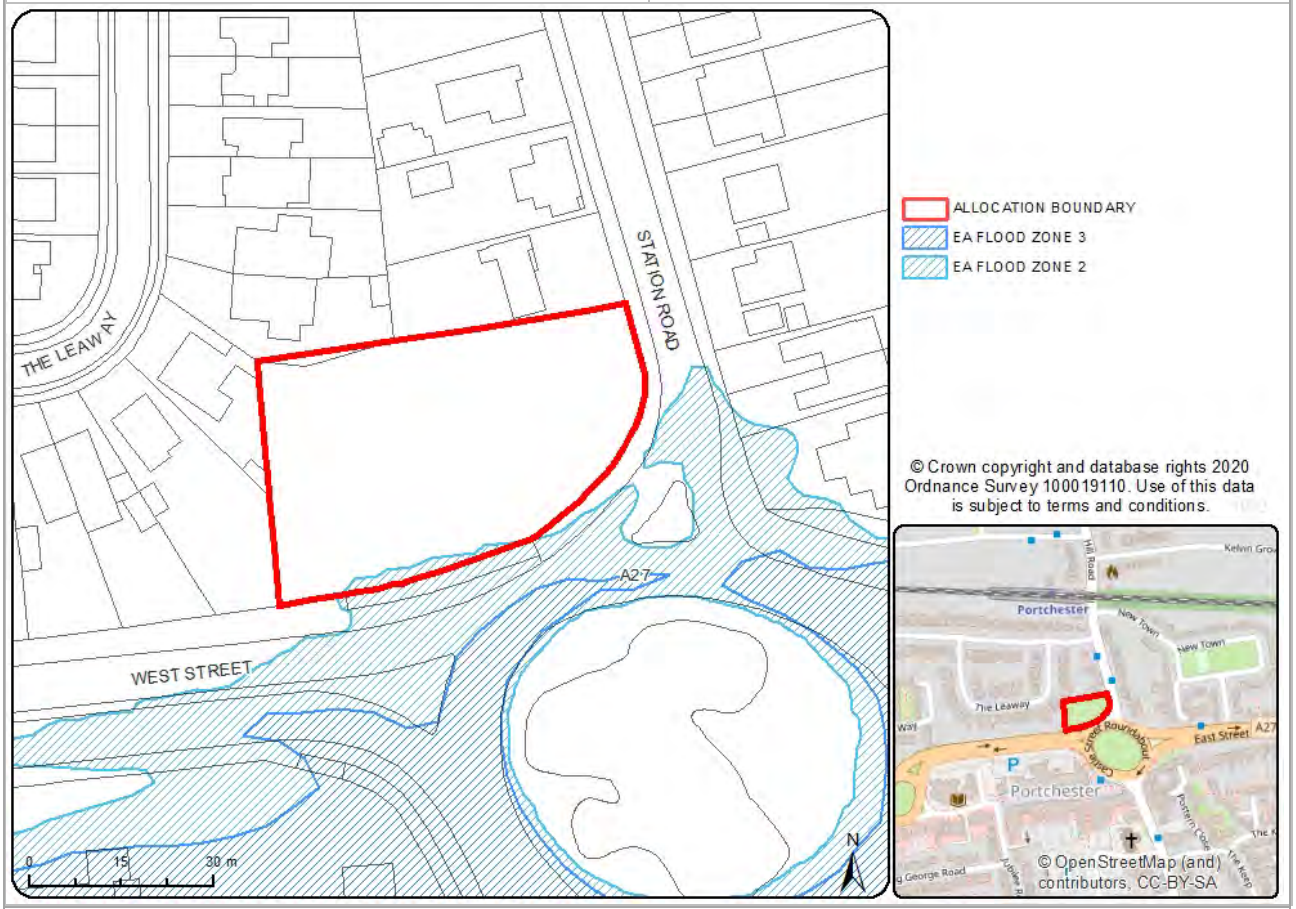
h) Provision of a heritage statement (in accordance with Policy HE3) that assesses the potential impact of proposals on the significance of Fort Fareham and its setting together with an archaeological assessment (in accordance with Policy HE4) and a scheme of mitigation to off-set any harm to the setting of the monument.; and

i) Infrastructure provision and contributions including health and transport for example, shall be provided in line with Policy TIN4 and NE3;

j) Vehicular access to the western part of the site shall be from Trafalgar Court turning head and to the eastern part via Palmerston Drive.

[13] https://moderngov.fareham.gov.uk/documents/s23451/Appendix%20A%20-%20Draft%20Greener%20Policy.pdf

| | |
|---|---|
| **Housing Allocation Policy:** HA43 | **SHELAA Reference:** 1002 |
| **Name:** Corner of Station Road, Portchester | **Allocated Use:** Sheltered Housing |
| **Location:** Portchester East | **Indicative Yield:** 16 dwellings |
| **Size:** 0.22 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Station Road; and

c) Building heights should be limited to a maximum of 3 storeys; and

d) Avoid residential development within Flood Zone 2; and

e) Replacement landscape planting should be provided in the development to compensate for the loss of vegetation on the site; and

f) Development will need to take account of the outlook and privacy of potential occupiers of any new buildings. Amenity for future residents will also need to be carefully considered given the proximity of the A27 and roundabout; and

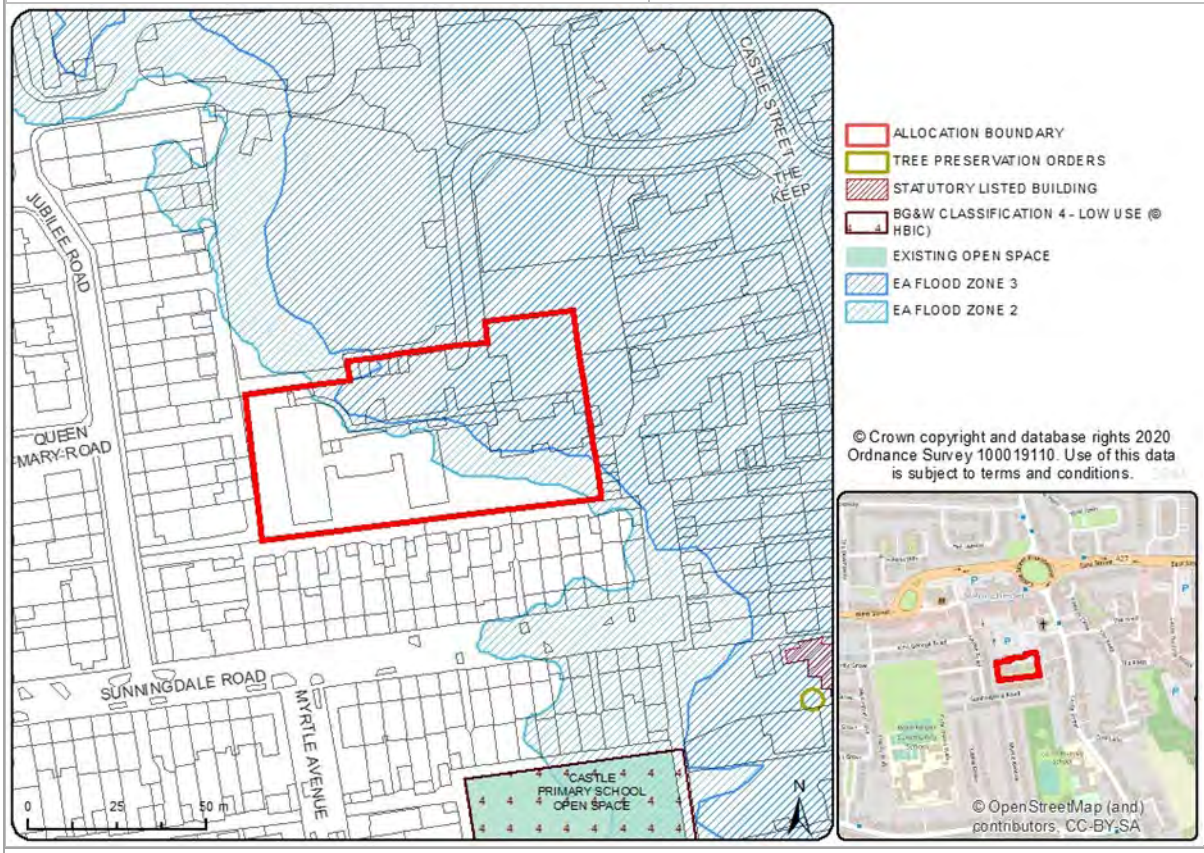
g) A flood risk assessment is required. (The site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources); and

h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

i) Development will be required to be set back from the A27 to allow for sufficient sight lines for vehicles entering the roundabout from Station Road and to provide land for sewage line easement, and

j) Infrastructure provision and contributions including health and transport for example, shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy:** HA44 | **SHELAA Reference:** 3244 |
| **Name:** Assheton Court | **Allocated Use:** Sheltered Housing |
| **Location:** Portchester East | **Indicative Yield:** 60 dwellings (net yield 27) |
| **Size:** 0.44 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of housing shall be consistent with the indicative yield of 60 sheltered housing units; and

b) Building heights shall be mainly three storeys and shall not exceed four storeys; and

c) Proposals shall have regard to the principles set out in the Fareham Housing Greener Policy[14]; and

d) A flood risk assessment is required (The site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources) and appropriate mitigation measures included in the design of the properties; and

e) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

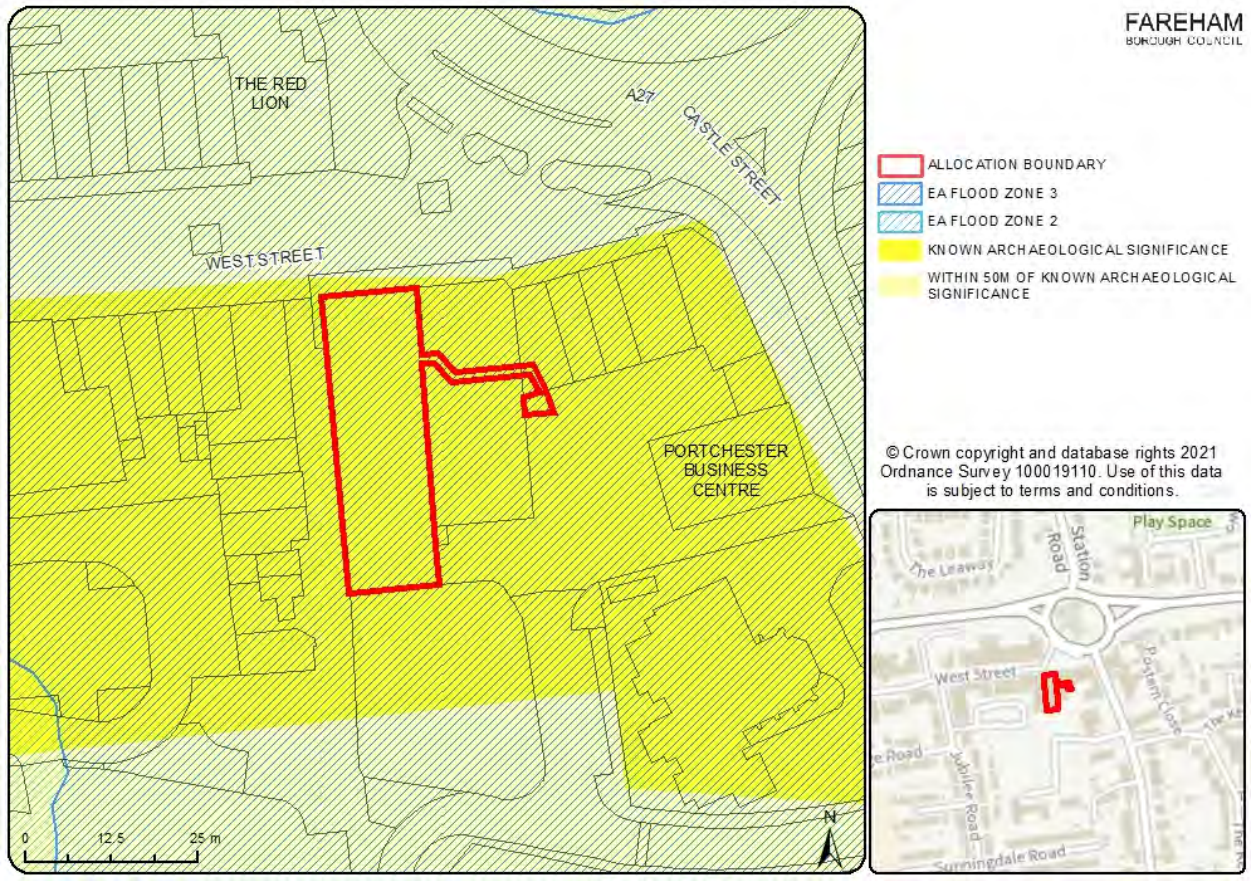
[14] https://moderngov.fareham.gov.uk/documents/s23451/Appendix%20A%20-%20Draft%20Greener%20Policy.pdf

f) A Construction Environmental Management Plan to avoid adverse impacts of construction on the nearby Solent Wader and Brent Goose designation; and

g) Infrastructure provision and contributions including health and transport for example, shall be provided in line with Policy TIN4 and NE3.

For the allocation policy HA45, please see Chapter 5.

| **Housing Allocation Policy: HA46** | **SHELAA Reference:** 3246 |
|---|---|
| **Name:** 12 West Street, Portchester (upper floors) | **Allocation Use:** Residential |
| **Location:** Portchester East | **Indicative Yield:** 30 dwellings |
| **Size:** 0.06ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Building heights shall be to a maximum of 4 storeys; and

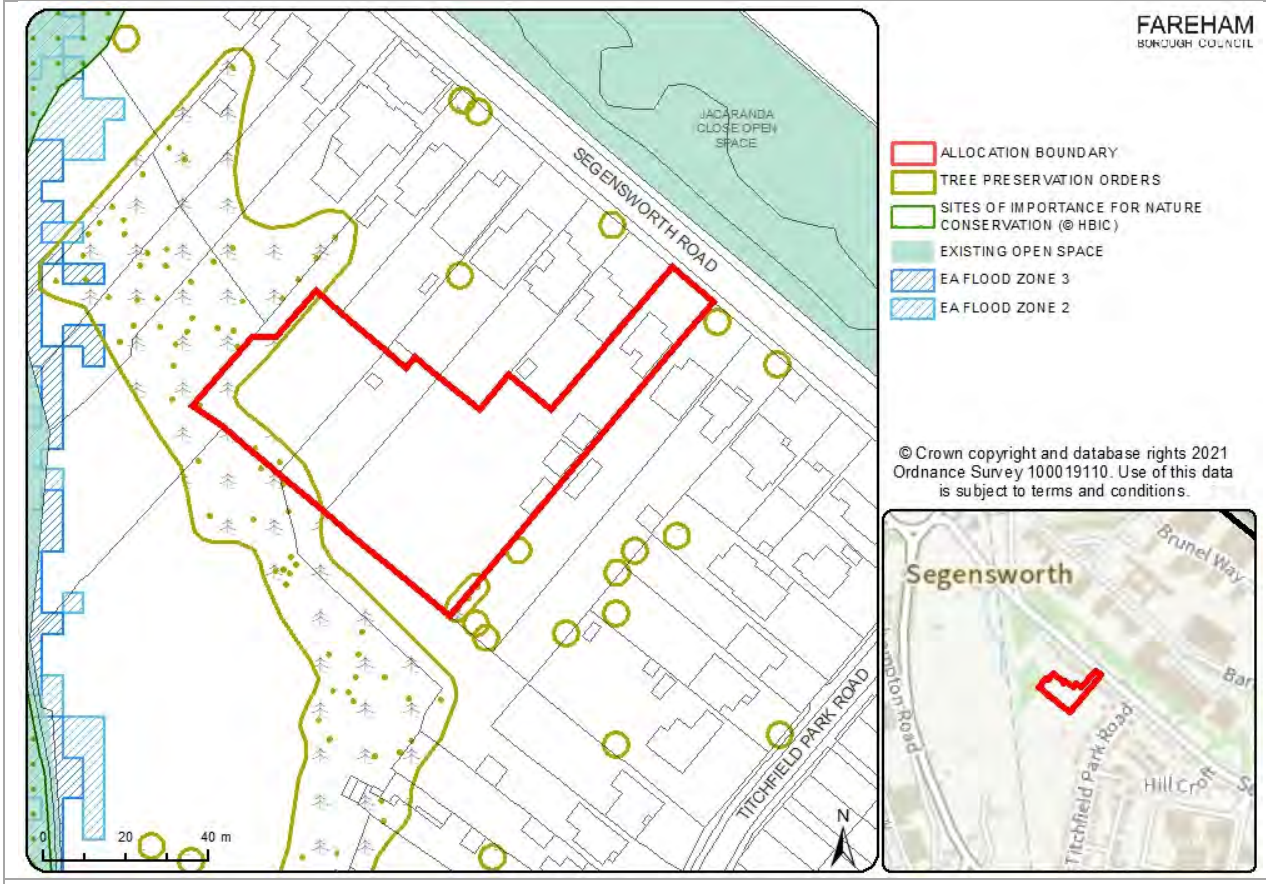
c) Primary vehicular access should be focused on Castle Street; and

d) A flood risk assessment is required (the site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of flooding from tidal sources) and appropriate mitigation measures included in the design of the properties; and

e) Proposals should ensure the provision of good environmental conditions in line with policy D2; and

f) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy: HA47** | **SHELAA Reference:** 3163 |
| **Name:** Land to rear of 195-205 Segensworth Road | **Allocation Use:** Residential |
| **Location:** Titchfield | **Indicative Yield:** 8 dwellings (net yield 7) |
| **Size:** 0.42ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be from Segensworth Road; and

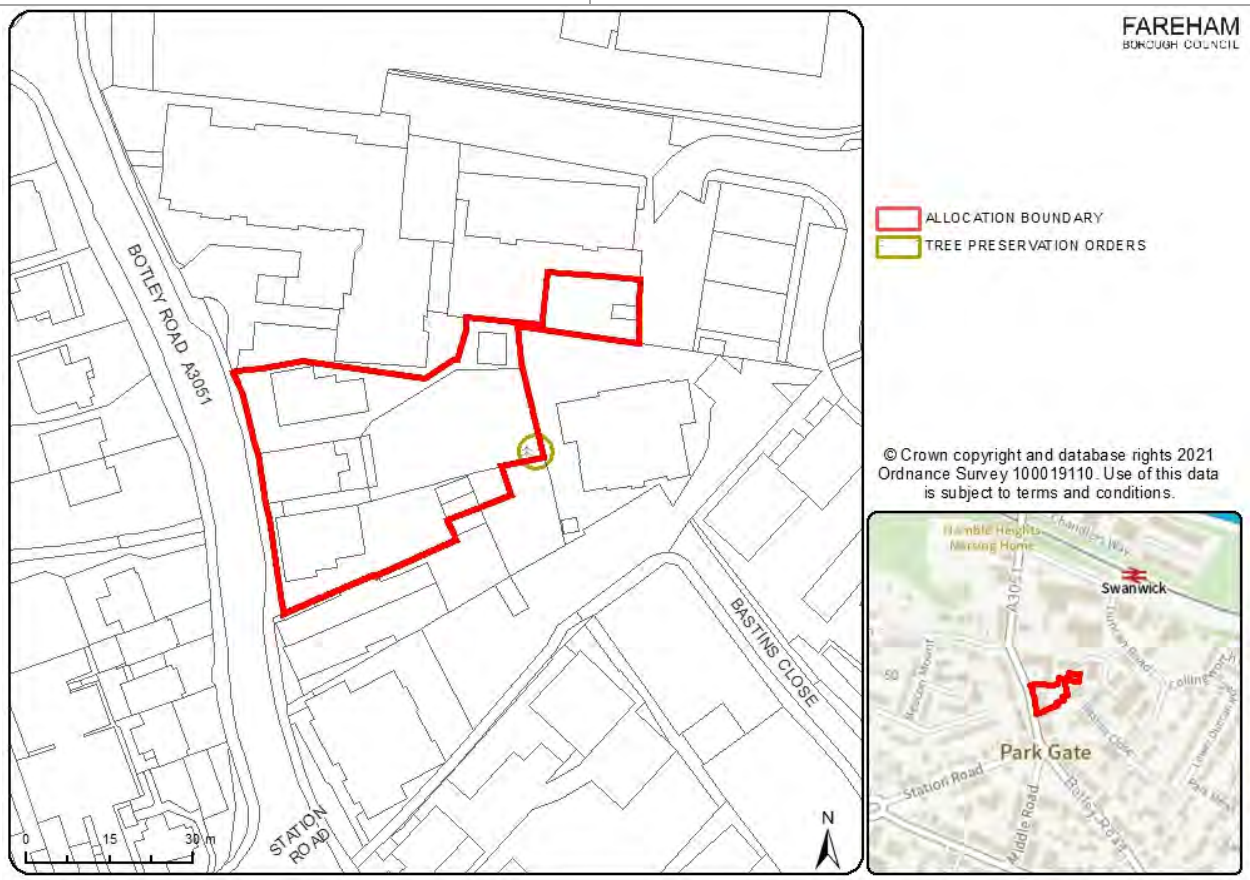
c) Building heights should be a maximum of 2 storeys; and

d) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout proposals in a manner that does not impact on living conditions and in accordance with Policy NE6; and

e) An arboricultural impact assessment and method statement will be required to determine the impact of the development on protected trees; and

f) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy: HA48** | **SHELAA Reference:** 3242 |
| **Name:** 76-80 Botley Road | **Allocation Use:** Mixed use – residential and retail |
| **Location:** Park Gate | **Indicative Yield:** 18 dwellings |
| **Size:** 0.19ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) The mixed-use development should seek to enhance the vitality and viability of the local centre in accordance with policy R1; and

c) Proposals should ensure the provision of good environmental conditions in line with policy D2; and

d) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout proposals in a manner that does not impact on living conditions and in accordance with Policy NE6; and

e) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy: HA49** | **SHELAA Reference:** 3251 |
| **Name:** Menin House, Privett Road | **Allocation Use:** Residential, affordable housing |
| **Location:** Fareham North West | **Indicative Yield:** 50 dwellings (net yield 26) |
| **Size:** 0.37ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be from Privett Road; and

c) Building heights shall be a maximum of 4 storeys; and

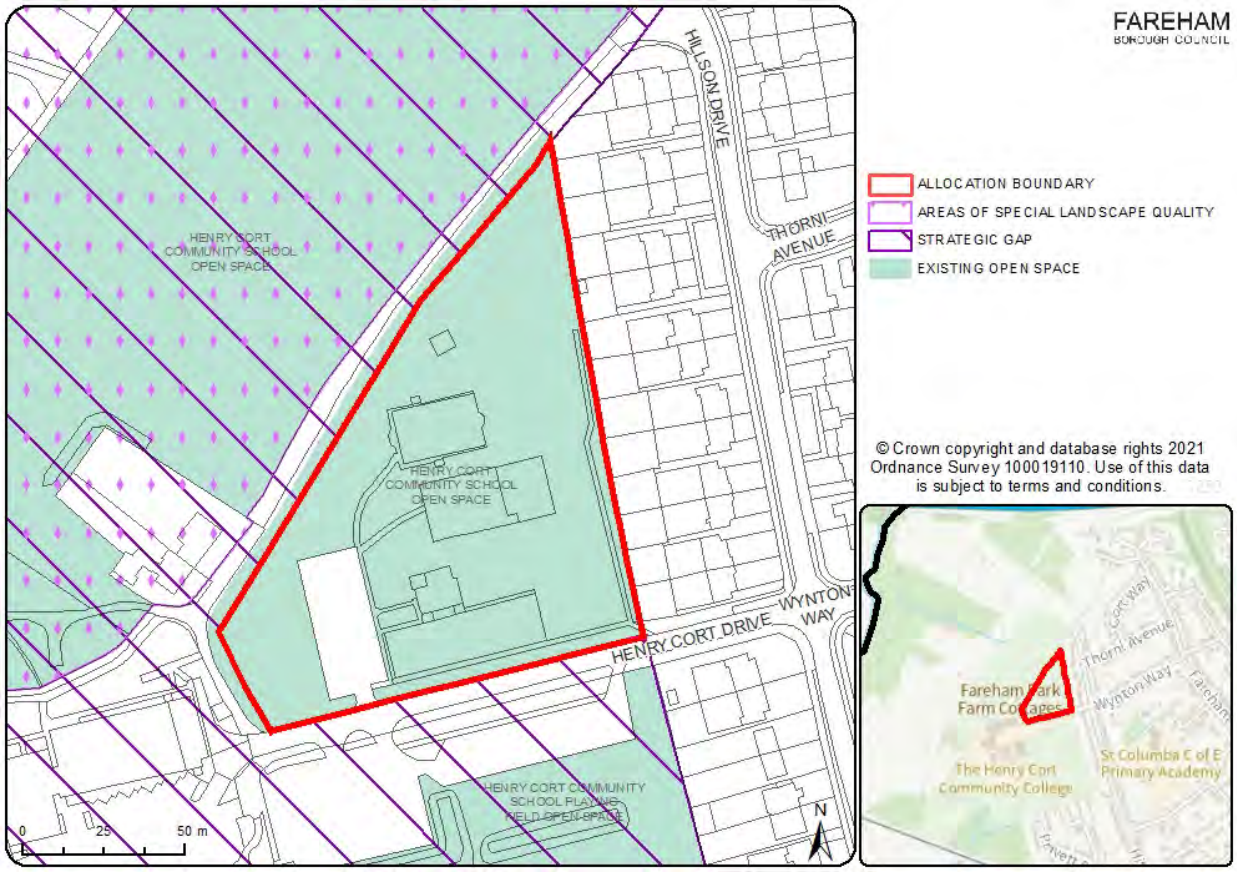
d) An appropriate ecological buffer shall be incorporated between development and the Henry Cort Copse SINC to the west including the woodland to the south; and

e) Retention of mature trees along the southern boundary to ensure east-west habitat connectivity is maintained and in accordance with Policy NE6; and

f) Proposals shall have regard to the principles set out in the Fareham Housing Greener Policy; and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy: HA50** | **SHELAA Reference:** 3252 |
| **Name:** Land north of Henry Cort Drive | **Allocation Use:** Residential, affordable housing |
| **Location:** Fareham North West | **Indicative Yield:** 55 dwellings |
| **Size:** 1.24ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be focused on Henry Cort Drive; and

c) The development provides replacement, improved community facilities and open space to the south of Henry Cort Drive in accordance with policy R4 and NE10; and

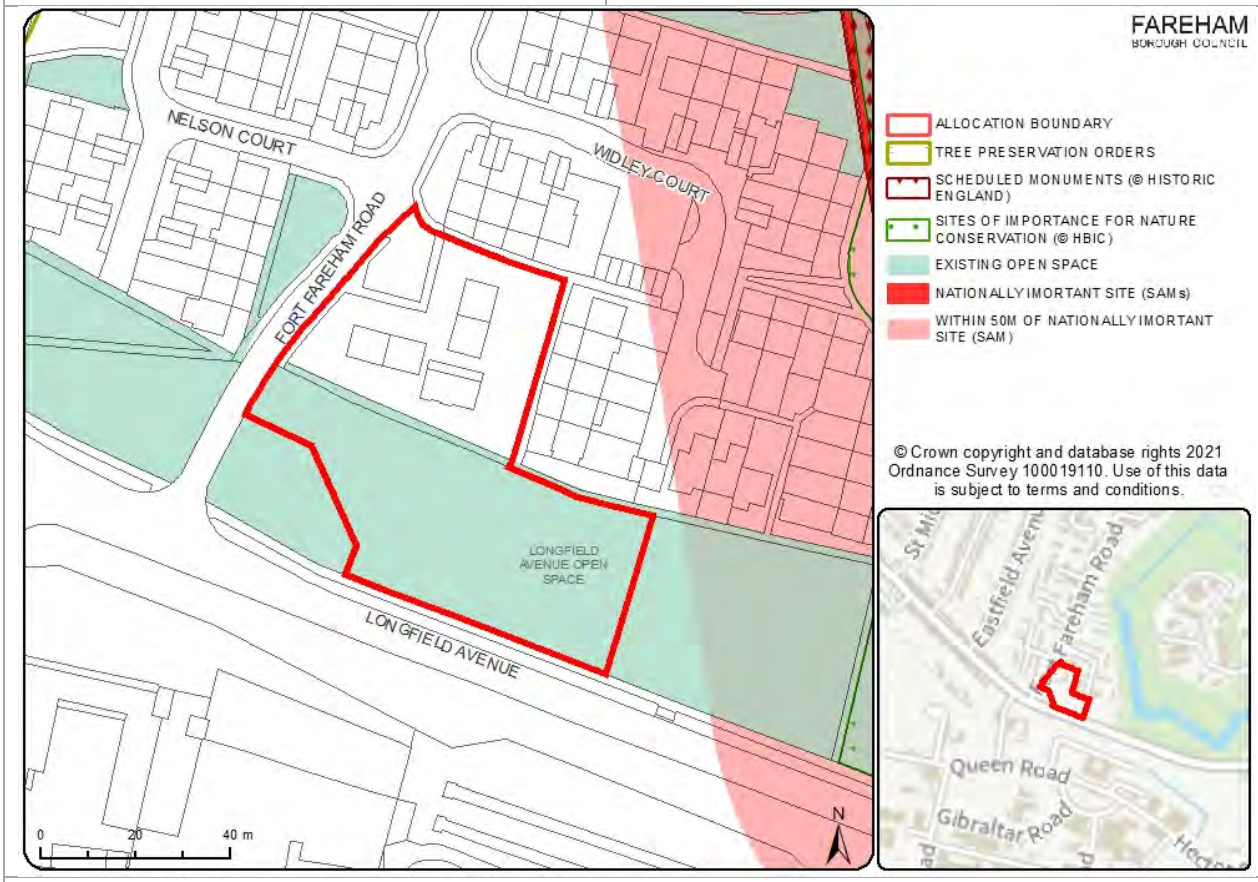
d) The mature trees along the northern and southern boundaries of the site shall be retained and incorporated within the design in accordance with Policy NE6; and

e) Proposals shall have regard to the principles set out in the Fareham Housing Greener Policy; and

f) Building heights should generally be limited to 2 storeys; occasional 3 storeys within roofs or set-back arrangements, can be acceptable having regard to Policy D1; and

g) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy: HA51** | **SHELAA Reference:** 3253 |
| **Name:** Redoubt Court, Fort Fareham Road | **Allocation Use:** Residential, affordable housing |
| **Location:** Fareham South | **Indicative Yield:** 20 dwellings (net yield 12) |
| **Size:** 0.43ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access shall be from Fort Fareham Road; and

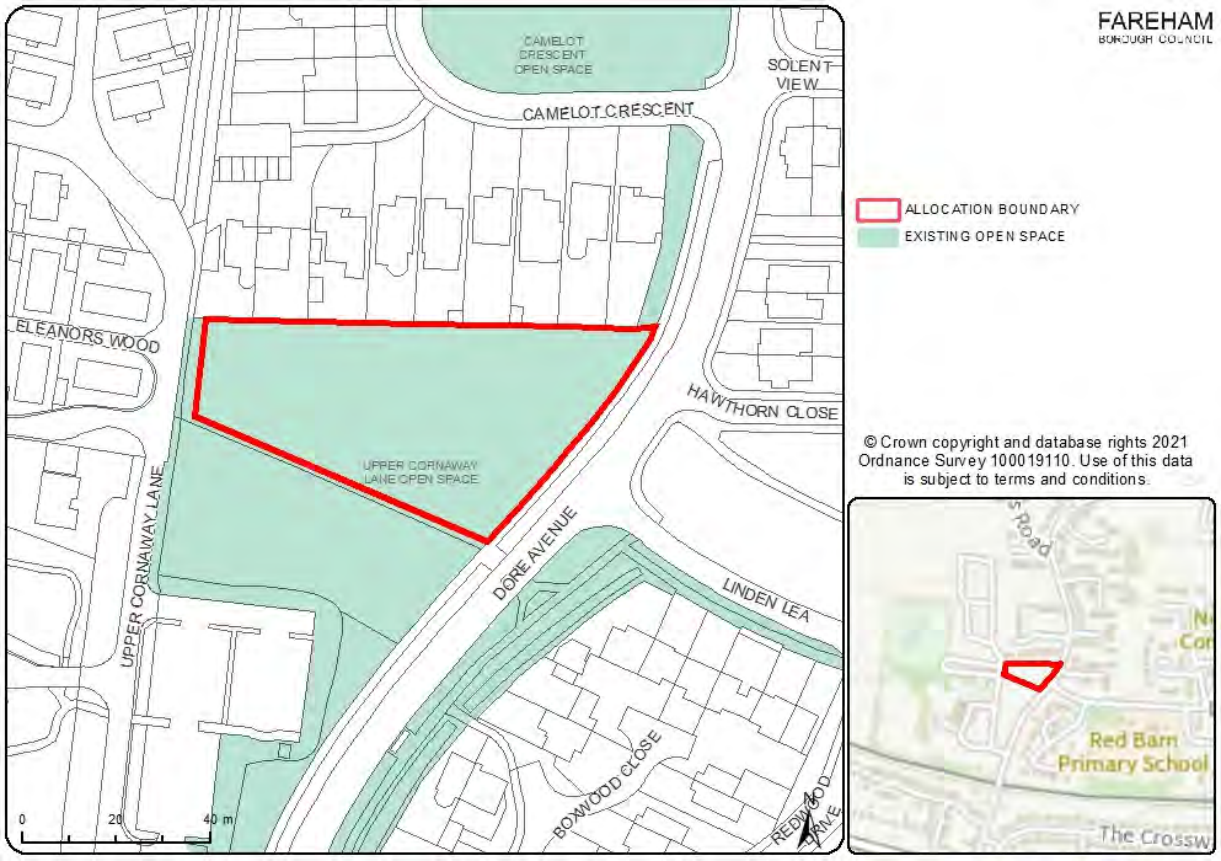
c) Building heights should be a maximum of 2 to 2.5 storeys; and

d) A 15m wooded buffer along the south-eastern boundary shall be incorporated into the proposals to reduce impacts on Fort Fareham SINC and an appropriate landscape buffer along the southern boundary with Longfield Avenue shall be provided; and

e) Proposals shall have regard to the principles set out in the Fareham Housing Greener Policy; and

f) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy: HA52** | **SHELAA Reference:** 3254 |
| **Name:** Land west of Dore Avenue, Portchester | **Allocation Use:** Residential, affordable housing |
| **Location:** Portchester West | **Indicative Yield:** 12 dwellings |
| **Size:** 0.30ha | |




Proposals should meet the following site-specific requirements:

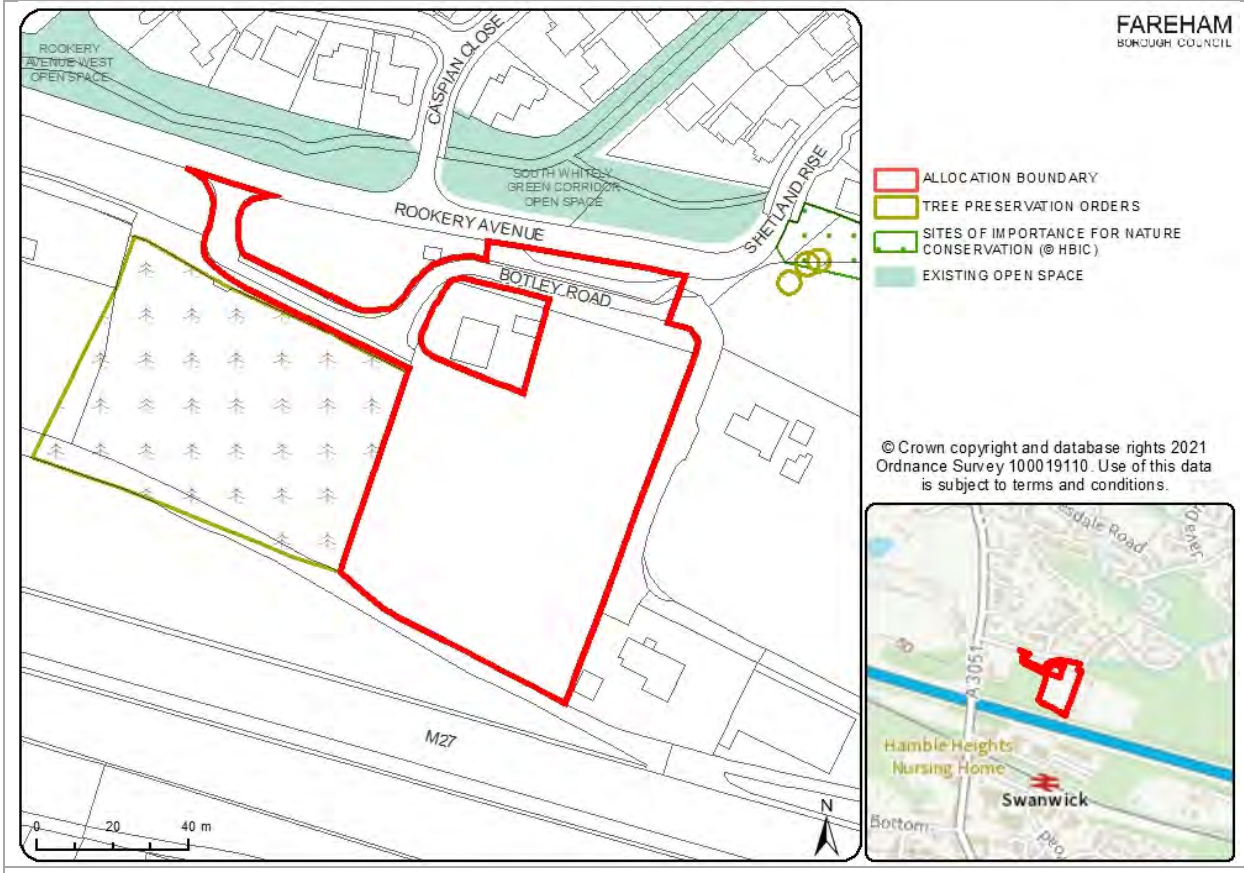
a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be from Dore Avenue; and

c) Proposals shall have regard to the principles set out in the Fareham Housing Greener Policy; and

d) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| **Housing Allocation Policy: HA53** | **SHELAA Reference:** 3103 |
|---|---|
| **Name:** Land at Rookery Avenue, Swanwick | **Allocation Use:** Residential |
| **Location:** Sarisbury | **Indicative Yield:** 6 dwellings |
| **Size:** 0.58ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be from Rookery Avenue; and

c) Building heights should be a maximum of 2 storeys; and

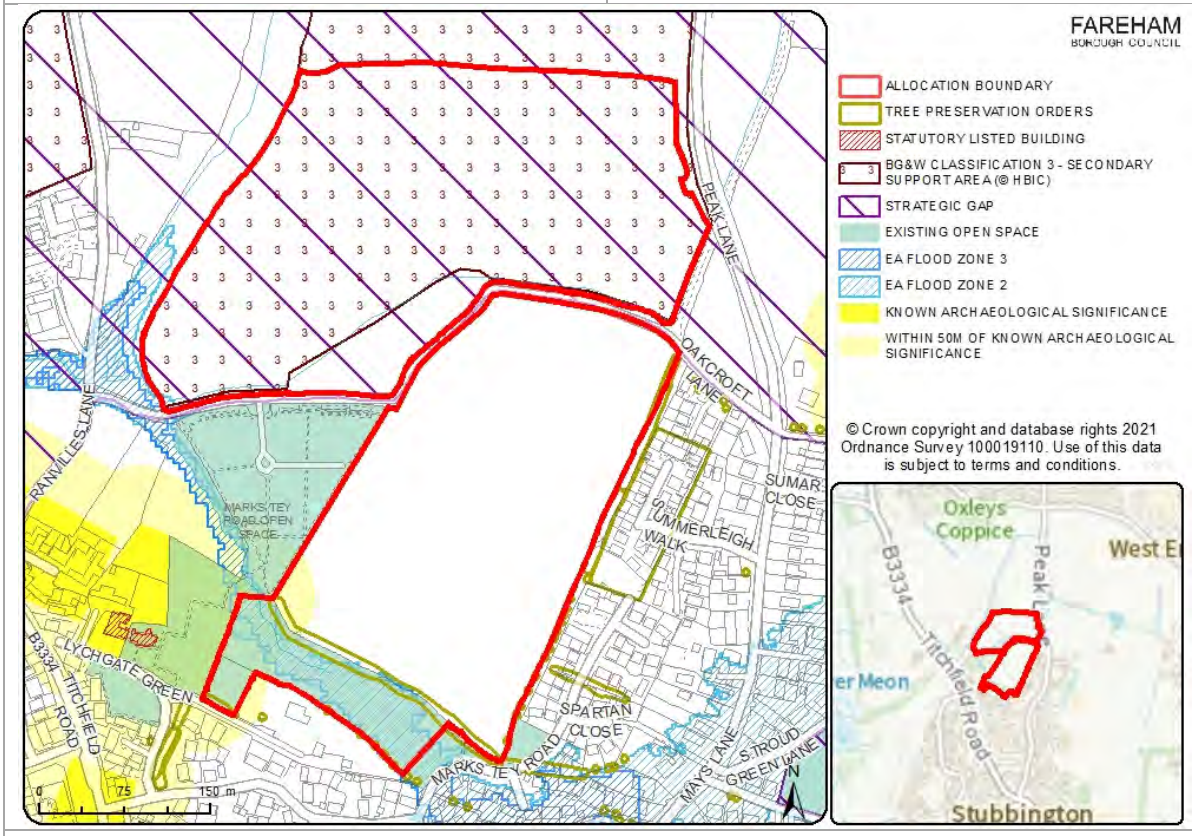
d) Proposals should take account of the woodland to the west of the site by incorporating a 3m buffer between development and the western boundary of the site.

e) Proposals should ensure the provision of good environmental conditions in line with Policy D2 and mitigate against the effects of motorway traffic on the development by:

- undertaking a noise assessment.
- orienting the development so as to shield the rear gardens from unacceptable levels of noise; and

f) Infrastructure provision and contributions including health, education and transport for example should be considered in line with Policy TIN4 and NE3.

| | |
|---|---|
| **Housing Allocation Policy: HA54** | **SHELAA Reference:** 1341 |
| **Name:** Land east of Crofton Cemetery and west of Peak Lane | **Allocation Use:** Residential |
| **Location:** Stubbington | **Indicative Yield:** 206 dwellings |
| **Size:** 19.25ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield; and

b) Primary highway access should be via Peak Lane; and

c) Development shall only occur on land to the south of Oakcroft Lane, avoiding areas which lie within Flood Zones 2 and 3, retaining this as open space; and

d) Land to the north of Oakcroft Lane shall be retained and enhanced to provide Solent Wader & Brent Goose habitat mitigation in accordance with Policy NE5; and

e) The scale, form, massing, and layout of development to be specifically designed to respond to nearby sensitive features such as neighbouring Solent Wader and Brent Goose sites; and

f) Building heights should be a maximum of primarily 2 storeys with 2.5 storeys in appropriate locations; and

g) A network of linked footpaths within the site and to existing PROW shall be provided; and

h) Existing trees subject to a Tree Preservation Order should be retained and incorporated

within the design and layout of proposals and in a manner that does not impact on living conditions and in accordance with Policy NE6; and

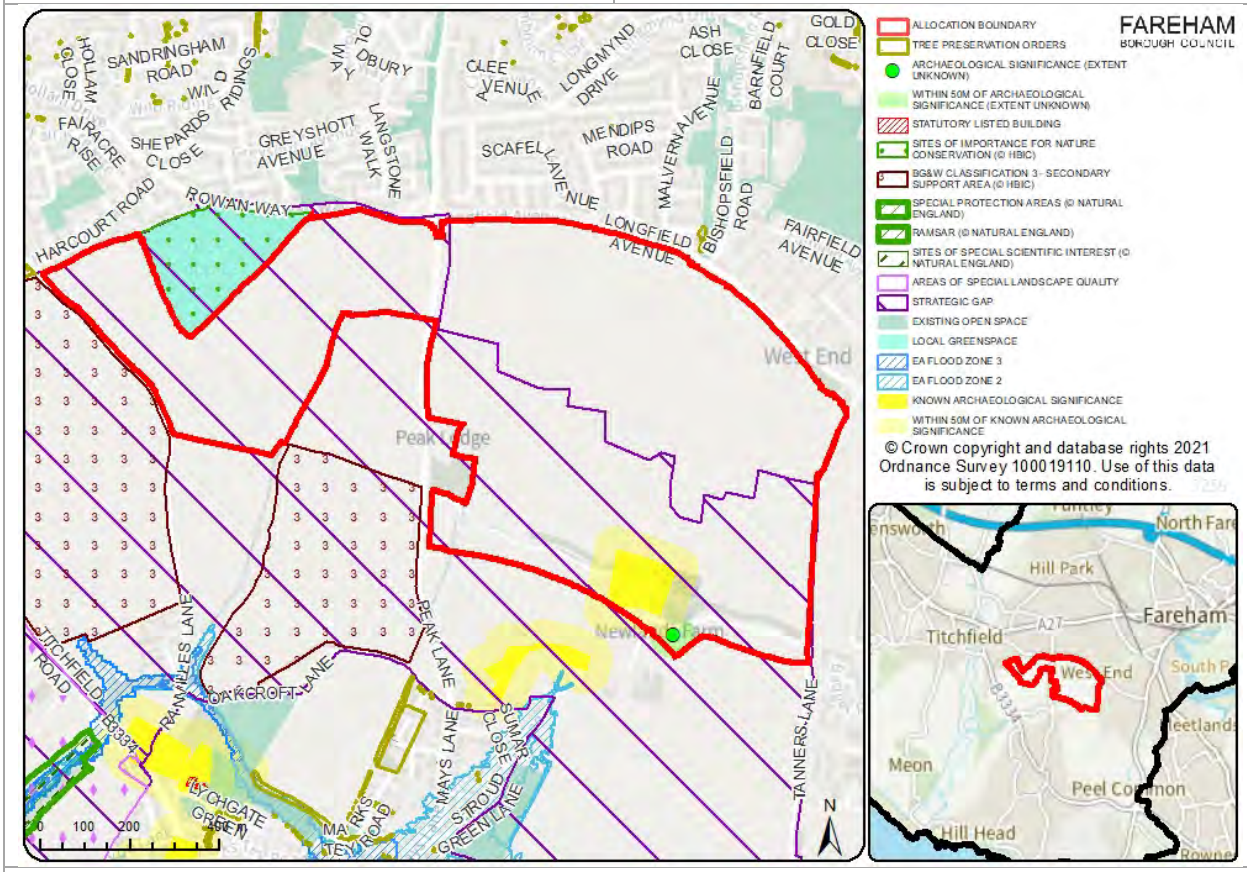
i) Provision of a heritage statement (in accordance with policy HE3) that assesses the potential impact of proposals on the conservation and setting of the adjacent Grade II* and Grade II Listed Buildings; and

j) As there is potential for previously unknown heritage assets (archaeological remains) on the site, an Archaeological Evaluation (in accordance with policy HE4) will be required; and

k) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

l) Infrastructure provision and contributions including health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

| **Housing Allocation Policy: HA55** | **SHELAA Reference:** 3153 (part) |
|---|---|
| **Name:** Land South of Longfield Avenue | **Allocation Use:** Residential and mixed use including Primary School, local centre, natural spaces and sports hub. |
| **Location:** Stubbington | **Indicative Yield:** 1,250 dwellings |
| **Size:** 90.57 ha | |




Proposals should meet the following site-specific requirements:

a) The quantity, layout and nature of housing and other land uses shall be in accordance with the agreed HA55 Masterplan and Supporting Principles in Appendix D of this Plan. A Design Code will be required by the Council to inform detailed design at the reserved matters stage; and

b) The built form, its location and arrangement will maximise the open nature of the existing landscape between the settlements of Fareham and Stubbington, limiting the effect on the integrity of the Strategic Gap in line with DS2 through appropriate design including the absence of visually intrusive physical barriers and structures to ensure acceptable noise levels within dwellings; and

c) No development shall take place to the west of Peak Lane, this land being used solely for the purposes of environmental mitigation; and

d) The development shall provide compact, walkable, landscaped, low speed and low trafficked neighbourhoods with a mix of high quality new homes and public spaces that create attractive places where pedestrian movement is prioritised and residents can

safely walk to local shops, cafes, community spaces, sports, recreation and health facilities; and

e) Primary highway access will be from Longfield Avenue and Peak Lane; with no direct access on to the Stubbington Bypass; and

f) Pedestrian and cycle links will be provided through to the Rapid Transit bus services and a network of linked footpaths within the site and to existing PROW shall be provided to connect to Fareham Town Centre and rail station, other settlement centres, facilities and services and employment hubs; and

g) Publicly accessible and managed green infrastructure shall be provided throughout the site incorporating existing and new ecological features which retain and link existing Public Rights of Way to create high quality, attractive and functional parkland, natural greenspace and sports facilities providing opportunities for health, recreation, play, learning, movement and wildlife and to act as a reasonable alternative to recreation on the New Forest and Solent SPAs; and

h) Land to the west of Peak Lane shall be retained, enhanced and managed to provide sufficient Solent Wader & Brent Goose habitat to mitigate the development in accordance with Policy NE5; and

i) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided.

j) Infrastructure provision and contributions including health education and transport for example shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:

- A 2-form entry Primary School and early-years childcare infrastructure (as identified by the Local Education Authority); and
- A mixed-use local centre in the region of 1,500 sq.m. to comprise flexible commercial floorspace, with residential above, that meets the day to day needs of the neighbourhood, together with community and health space; and
- A 4ha sports pitch hub to include changing rooms, community space and essential parking; and
- An Extra Care Scheme of between 50 – 100 units.




*Figure 4.4 Policy HA55 Indicative Framework Plan*

Proposed Development Areas

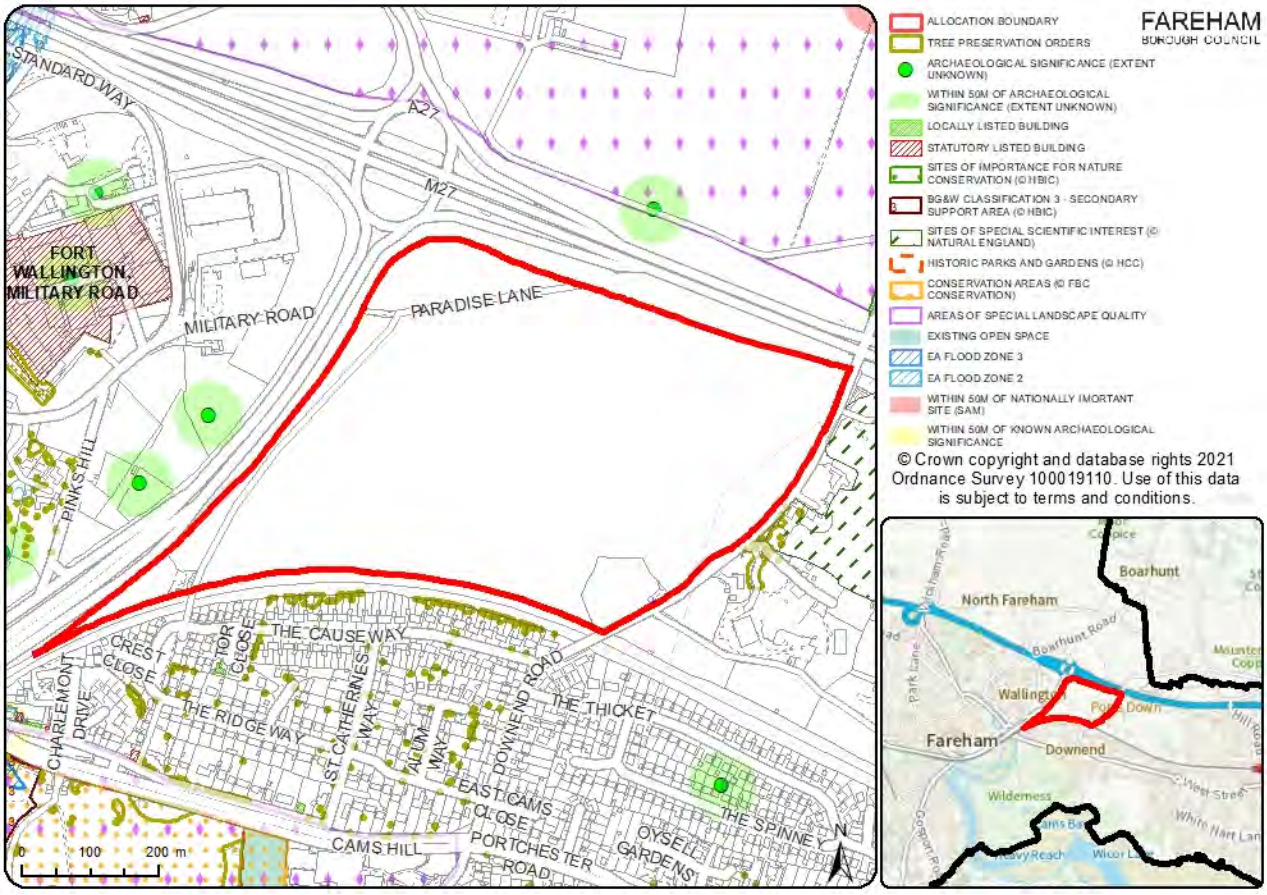
Strategic open space - Natural open space designed for habitat creation and informal recreation.

Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.

Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets and spaces.

1. Has a legible a heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle.
2. Creates a 'community spine' or linear park that links a new local centre (including health care provision) with a new school and sports hub.
3. Focuses on the movement environment of people from their front door to key destinations, by providing an integrated network of shared surface routes, footways and cycleways.
4. Is integrated with South Fareham encouraging and prioritising movement between existing and proposed neighbourhoods
5. Provides excellent access to a variety of well managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside.
6. Is biodiverse and climate resilient with habitat provided to the west of Peak Lane and to the north of Tanners Lane.
7. Provides different sized houses in a variety of tenure in order to meet everyone's needs. Houses that are well designed to at least minimum national space standards within distinct areas of varying character within ordered streets of visual interest and legibility.
8. Provides a 2FE new primary school in a location that can transition into broader open space and link to destination play spaces.
9. Provides a new sports hub that similarly transitions into broader open space, focussing lit and built elements to the north.
10. Provides vehicular access onto Longfield Avenue and Peak Lane

| | |
|---|---|
| **Housing Allocation Policy: HA56** | **SHELAA Reference:** 3009 |
| **Name:** Land west of Downend Road | **Allocation Use:** Residential and mixed use including primary school and local centre. |
| **Location:** Fareham East | **Indicative Yield:** 550 dwellings |
| **Size:** 33.80ha | |




Proposals should meet the following site-specific requirements:

a) The quantity of housing proposed shall be broadly consistent with the indicative yield with delivery phased to link with the development at Downend Road East (HA4); and

b) A design and layout that has regard to the HA56 Indicative Framework Plan that takes account of the site's constraints and context, in particular the site's landscape setting on Portsdown Hill the Downend Chalk Pit SSSI and the potential presence of Paleolithic archaeological remains; and

c) Primary highway access should be from the A27 (link to Junction 11) and Downend Road, both of which will require new junctions into the site and will be connected via a primary street network that is designed to 30mph maximum speed, gives priority to pedestrians and cyclists and of a form that minimises a physical and visual severing of development; and

d) Provide high quality pedestrian and cycle links to the A27 Rapid Transit corridor (via Downend Road and Paradise Lane) connecting to Fareham Town Centre and railway station, Portchester, Portsmouth and local employment hubs, including a safe pedestrian

priority crossing of Downend Road north of the existing Downend Road bridge; and

e) The design of the development should be informed by a full archaeological assessment (in accordance with Policy HE4); and

f) Include natural greenspace to provide a variety of linked habitats and biodiversity, providing opportunities for health, recreation, learning and movement; and

g) Demonstration that the development will have no adverse impacts upon groundwater in respect of its location partially in a Groundwater Source Protection zone 3; and

h) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

i) Infrastructure provision and contributions including health education and transport for example shall be provided in line with Policy TIN4 and NE3. In addition, the following package of site-specific infrastructure will be required:

- Off-site highway improvement and mitigation works including contributions towards improvements at Delme Roundabout (unless otherwise funded); and
- A 2-form entry Primary School and early-years childcare infrastructure (as identified by the Local Education Authority); and
- A local centre to comprise flexible commercial floorspace including a convenience store and community facilities; and
- Outdoor sports and playing pitches (approximately 1.44ha) accessible for use by the primary school; and
- Open space in addition to the sports provision (a Multi-Use Games Area, a Neighbourhood Equipped Area for Play (NEAP)).

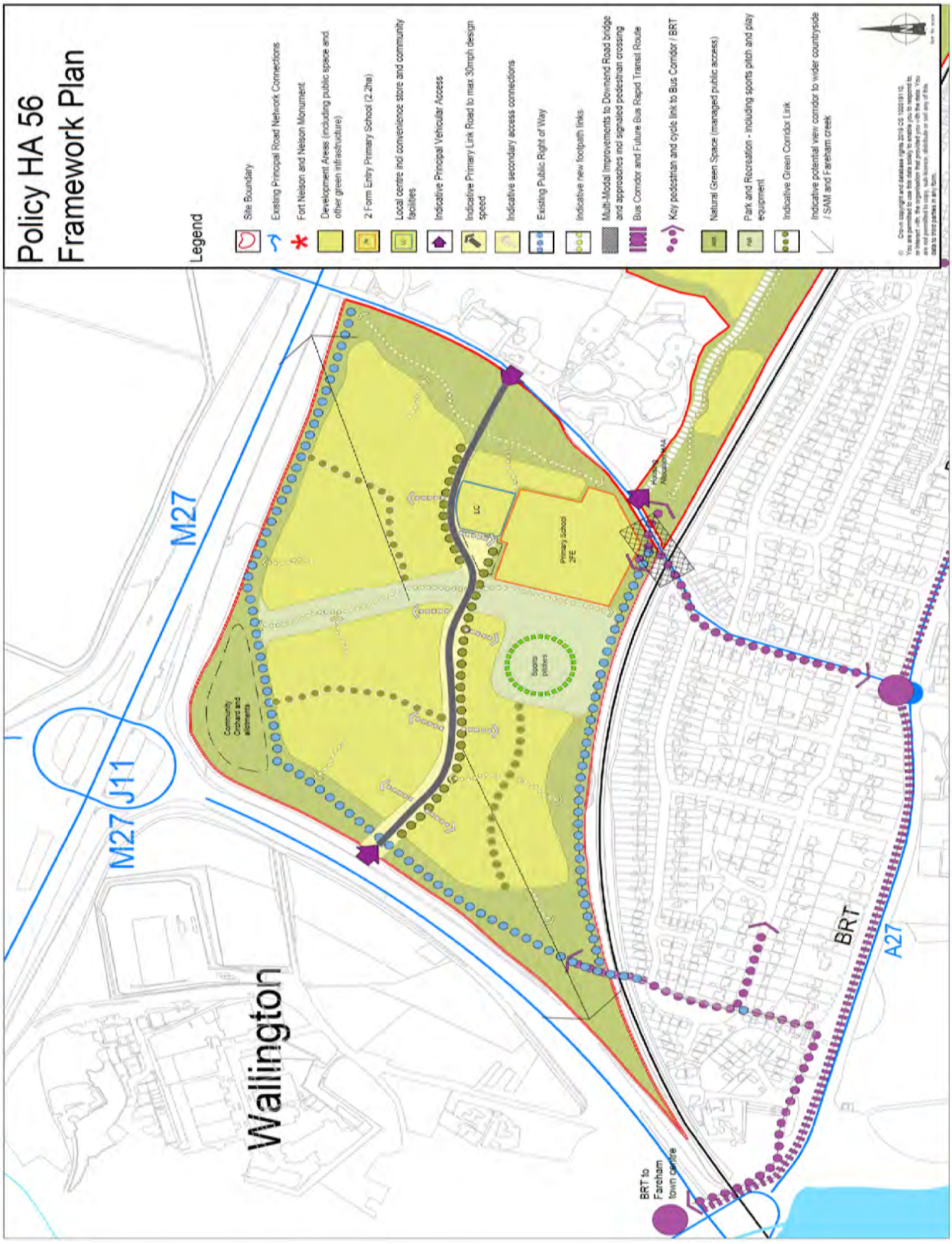


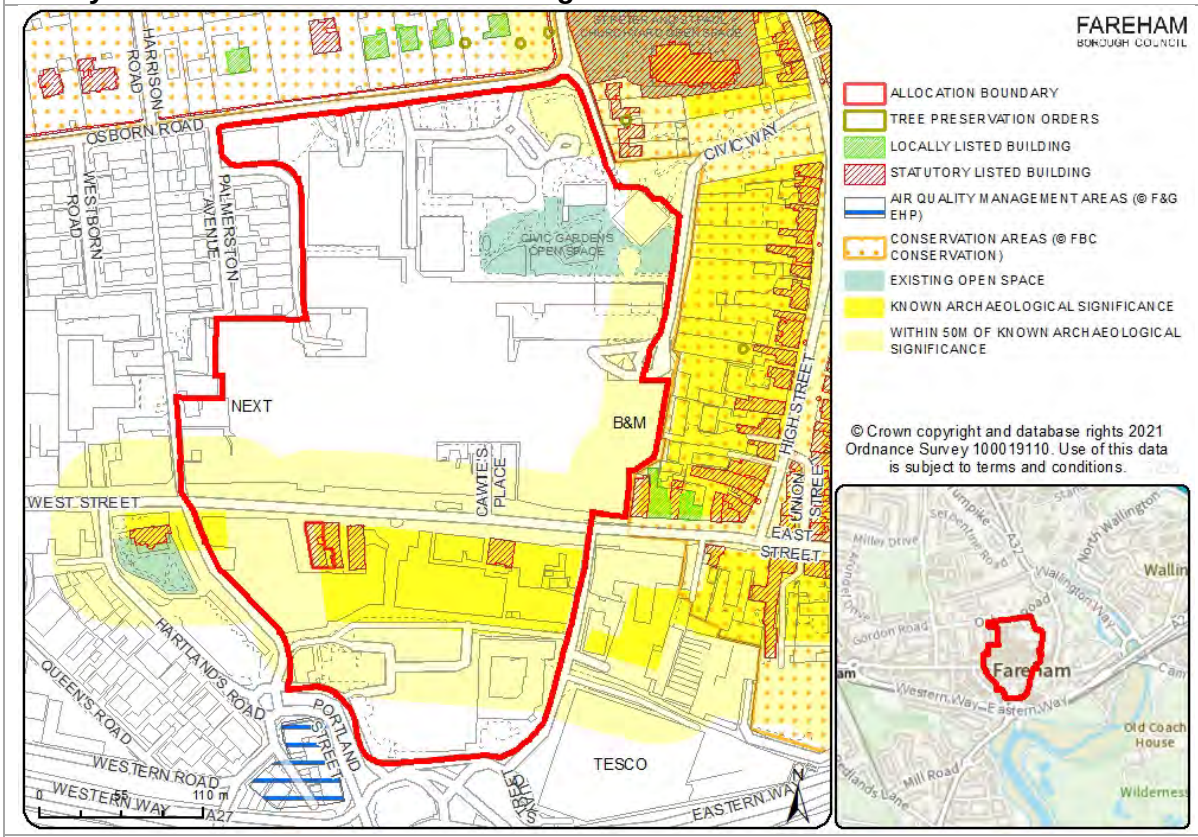

*Figure 4.5 Policy HA56 Indicative Framework Plan*

**Introduction**

The Town Centre broad location, as identified on the policies map, has the potential to deliver up to 620 homes in years 10 to 16 of the Plan to meet the borough's housing need. The continued renewal and redevelopment of the town centre is a priority for the Plan. The Council has a strong ambition to secure delivery, recognising the wider placemaking, economic regeneration and health benefits that the scheme will provide.

The area identified as the broad location currently includes surface and multistorey car parks, the police station and bus station offices, Fareham Shopping Centre, Fareham Library, Ferneham Hall and the civic offices. The town centre like others across the country faces challenges from the economic downturn and changing retail patterns. Fareham town centre also supports a wide range of leisure and cultural attractions and enjoys an active night-time economy.

**Policy BL1: Broad Location for Housing Growth**




The redevelopment of the town centre site will be a key component of the Local Plan housing delivery in the second half of the Plan period. The Council will develop a supplementary planning document to secure the comprehensive mixed-use redevelopment of the area, including a consolidated, varied, and integrated retail and leisure offer and opportunities for residential development for approximately 620 dwellings in years 10 to 16 of the Local Plan. The significant improvement to the public realm and improved accessibility to and through the town centre will create a healthier environment through improvements to air quality.

Development proposals for the area will be required to meet the following broad criteria which will be developed in the Fareham Town Centre Masterplan Supplementary Planning Document:

a) New development should demonstrate a quality of design that responds sensitively and

positively to the existing townscape, providing a variable and interesting form that will enhance the area as the focal point and gateway to Fareham; and

b) New development should respect generally established building heights and shall not result in a negative impact on the preservation and enhancement of the High Street Conservation Area in line with Policy HE2; and

c) Proposals should protect and consolidate retail uses and ensure a mix of commercial leisure and retail operators creating a variety of uses to ensure an interesting streetscape and vibrant uses during the day and evening; and

d) Proposals will be expected to deliver vibrant, high quality outdoor public spaces including a new town square, linked by pedestrian spaces to other key town centre destinations.

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# HOUSING POLICIES



## Housing Policies

5.1 Providing new homes to address housing need is a critical part of any Local Plan. New homes are required to address population changes and the changing way in which people live. Addressing housing need is a key requirement of the National Planning Policy Framework (NPPF).

5.2 The housing policies in this chapter aim to ensure that the housing needs in the Borough are addressed. The focus is on enabling the delivery of homes to address the future needs of those living in the Borough. This includes (but is not limited to) those who require affordable homes (which includes first time renters/buyers), older people, people with disabilities, people wishing to build their own homes and the travelling community. The policies provide a framework that aim to deliver a better mix of new homes in terms of affordability, size and type. This will build sustainable, lifelong communities.

## New Residential Development

**Why this policy is needed**

5.3 The Local Plan focuses development in the existing urban areas and on specific allocated sites. In order to maintain the quality of the countryside and ensure a sustainable approach to development, residential development outside of the urban area will be treated as being within the countryside. The Urban Area boundaries are defined on the Policies map.

5.4 The countryside can face a variety of development pressures. Therefore, the Local Plan seeks to apply stricter control over residential development in the countryside to contribute towards meeting the wider aims of sustainability and to protect the countryside from unsustainable development.

5.5 Defining the Urban Area boundaries provides clarity for the application of these policies by providing a clear differentiation between urban and countryside (or non-urban) locations. Urban area boundaries protect the integrity of the countryside, providing a compact form to settlements, preventing sprawl, sporadic development and reducing the visual impact on the countryside.

5.6 Whilst the Council seeks to protect countryside from inappropriate development it is recognised that there may be a need for residential development in the countryside in exceptional circumstances, where it can be demonstrated that a countryside location is both necessary and justified. The focus of Policy HP1 is on efficient use of existing buildings to meet need and for a one-for-one replacement dwellings Policy HP2: Small Scale Development Outside of Urban Areas focuses on development proposals of no more than four dwellings subject to meeting all the policy criteria.

### Policy HP1: New Residential Development

**Residential development within the Urban Area boundary, as shown on the Policies map, will be supported in principle.**

**Residential development in locations outside of the Urban Area boundary will be permitted where one of the following applies:**

**a) It involves a conversion of an existing non-residential building where:**

**1) the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding; and**
**2) evidence has been provided to demonstrate that no other suitable alternative uses can be found, and conversion would lead to an enhancement to the building's immediate setting.**

**b) It is for a replacement dwelling which is of an appropriate character to the location.**

**c) It has been demonstrated that there is an essential need for a rural worker to live permanently at or near their place of work.**

**d) It accords with Policies HP2, HP3, HP4, and HP6.**

**How this policy works**

5.7 There may be instances where it is necessary for a new dwelling to be built in the countryside to meet the need for a rural worker to be accommodated on site, such as for an agricultural, forestry, horse-breeding, or equivalent uses. The Council will require applicants to demonstrate that the need cannot be met elsewhere.

5.8 Existing buildings within the countryside may be subject to proposals for conversion or replacement. However, not all buildings in the countryside are suitable for conversion as they may be of in-substantial construction, of poor design or not in keeping with the surroundings. Buildings to be converted should be structurally sound and proposals which require significant extension, alteration or rebuilding will not be acceptable. Proposals for conversion should also seek to enhance the immediate setting of the site.

5.9 The replacement of existing lawful dwellings will be supported, but these should be in character with the location, particularly in terms of their visual impact.

5.10 All development proposals that fall within one or more of the relevant policy criteria are designed and sited to minimise the impact to landscape sensitivity and other matters.

## Small Scale Residential Development Outside Urban Areas

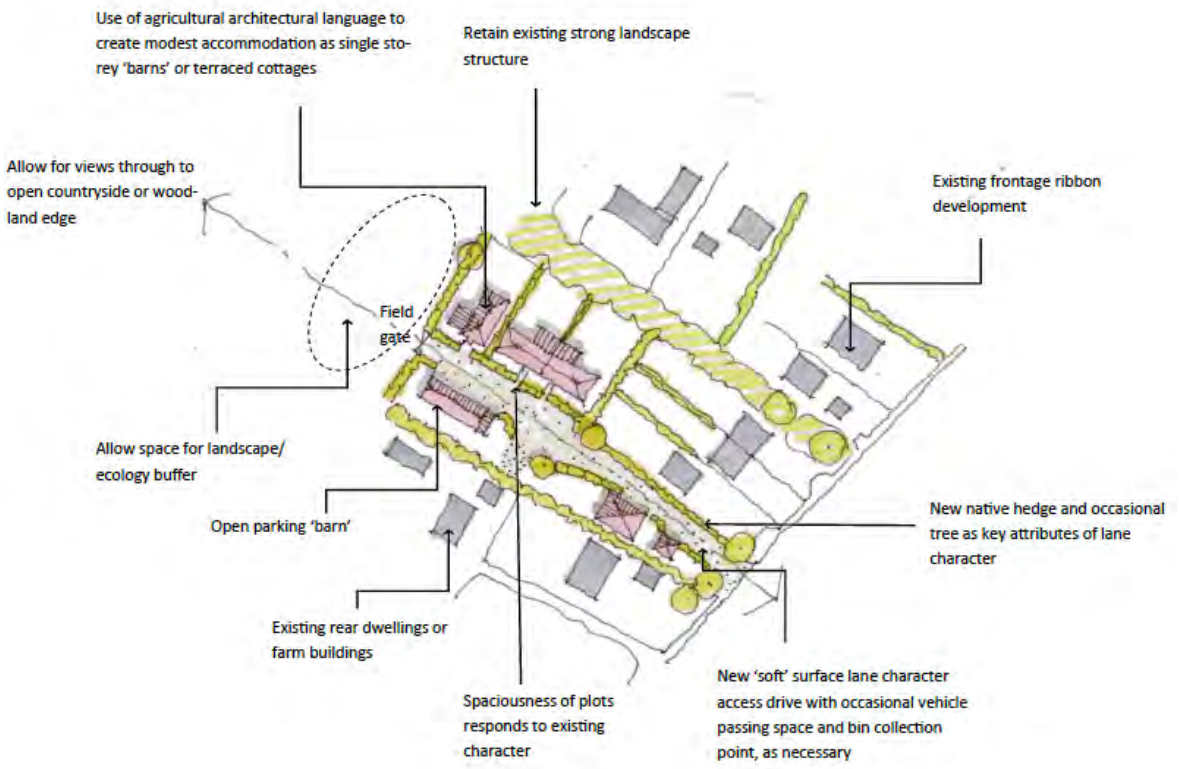
**Why this policy is needed**

5.11 Small housing development sites can make a significant contribution to the supply of new dwellings within the Borough, helping the Council to meet its housing need requirement. They also help to support small and medium sized house builders and those seeking self-build plots.

5.12 The NPPF supports the inclusion of small and medium sized sites in Local Plans and recommends that at least ten percent of the housing requirement is identified on sites no larger than one hectare. The Council endeavours to achieve this proportion through the Local Plan but recognises that traditionally, small sites have not been a significant part of housing supply.

5.13 The Council will ensure that a proportion of large-scale sites include self-build plots and this is addressed in Policy HP9. However, most small sites have historically been delivered within existing urban settlements, often as a result of developing large single house plots or as amalgamations of smaller plots. Small site delivery has been declining over recent years as opportunities within existing urban settlements reduce.

5.14 In order to maintain a suitable supply of small sites, the Council considers that, with careful design, there is scope to appropriately deliver small sites within or adjacent to existing sustainably located housing settlements within the Borough. For that reason, it proposes a new policy that will allow such development to take place.



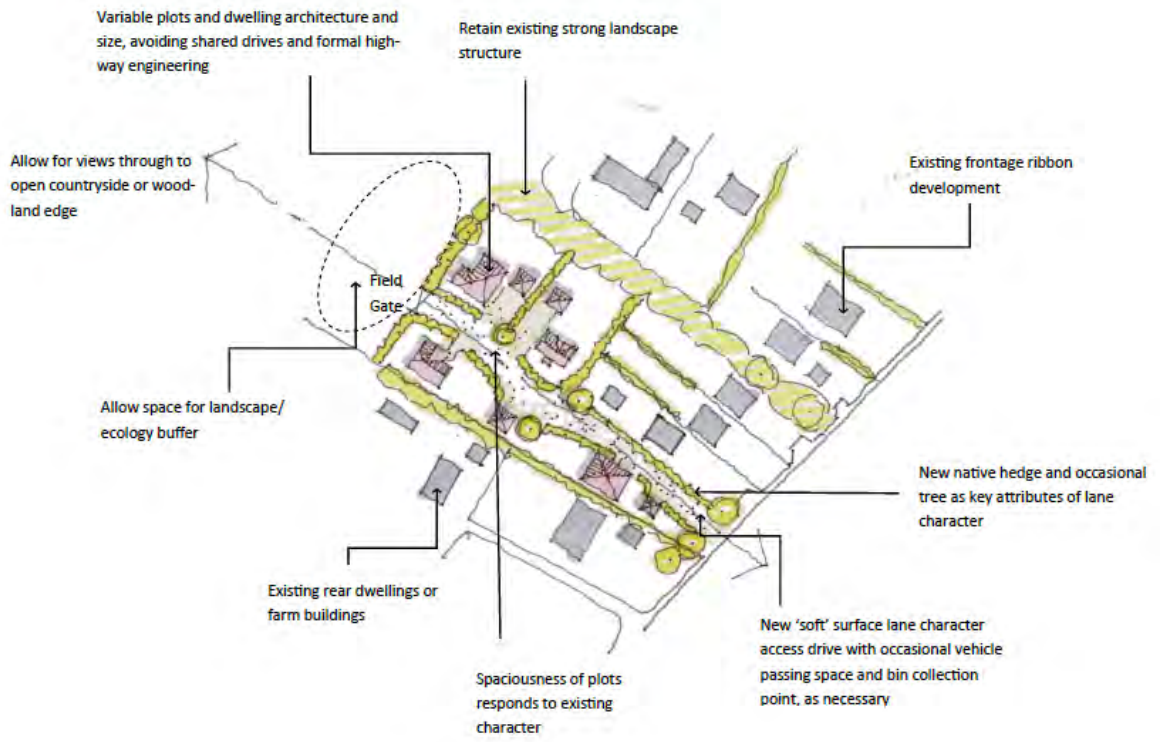



***Figure 5.1 Indicative sketches of potentially appropriate approaches to small-scale development scenarios outside of defined urban areas.***

## Policy HP2: New Small-Scale Residential Development Outside the Urban Areas

**New small-scale housing development outside the Urban Area boundary, as shown on the Policies map, will be permitted where:**

1) **The site is within or adjacent to existing areas of housing; or**
2) **The site is well related to the settlement boundary; and**
3) **The site is within reasonable walking distance to a good bus service route or a train station as well as safe walking and cycling routes that connect to a local, district or town centre; and**

4) **It comprises development that does not adversely affect the predominant development form of the area, taking particular account of:**
    a. **building line and scale of adjacent dwellings;**
    b. **plot size and proportion,**
    c. **site coverage/ratio,**
    d. **space between dwellings,**
    e. **landscape and views through to countryside beyond; and**

5) **It comprises development:**
    a. **Of not more than 4 units; and**
    b. **Where the design and external appearance of each dwelling is demonstrably different, unless a terrace or semi-detached form is appropriate; and**
    c. **That does not extend the settlement frontage.**

### How this policy works

5.15 The Council is seeking to ensure that the location of new plots is reasonably located in relation to existing centres to encourage non-motorised access to jobs, services, community and leisure facilities. Sites are considered to be particularly sustainable if there is safe pedestrian or cycling access to;

- a bus stop within 400m that provides a service equivalent to 2 buses per hour between 7.30am and 6.30pm, or a train station within one mile (20 minutes' walk or 1.6km), and
- a local convenience store(s) selling day to day needs within approximately 800m (10 minutes' walk).

5.16 High quality contextual and sustainable design will be a key element of new small site delivery, in line with Policy D1. The Council will expect development to be of high quality and ensure that the settlements' essential characteristics are maintained, whilst ensuring that future occupants are well served by nearby centres. There will be an onus on applicants to demonstrate, with suitable and sufficient evidence, that a deviation from the requirements of the policy and paragraph 5.16 above, in respect of more than 4 units and a lesser level of non-motorised vehicle accessibility, is justified and acceptable.

## Change of Use to Residential Garden Land

### Why this policy is needed

5.17 There is a need to define an appropriate dwelling curtilage as the change of use of land to domestic gardens can have a profound visual impact on the immediate settings and potential on the wider landscape, depending on the location of the site.

### Policy HP3: Change of Use to Residential Garden Land

**A change of use of land outside of the Urban Area boundary to residential garden will be permitted where:**

**a) It is in keeping with the character, scale, and appearance of the surrounding area; and**
**b) It will not detract from the existing landscape; and**
**c) It respects the views into and out of the site.**

**Proposals that include new boundary treatments must ensure that it is appropriate, and in keeping with the character of the surrounding area.**

### How this policy works

5.18 The change of use of land to residential garden can provide useful additional private amenity space. However, it is recognised that the change of use could allow for further development on that land or use boundary treatments that are insensitive to their countryside context. Any new boundary treatments proposed should be chosen to minimise visual impact on the character of the surrounding area.

5.19 The NPPF supports development of Previously Developed Land (PDL). The definition in the Glossary at Annex 2 of the NPPF excludes residential gardens in the built-up area from the definition of Previously Developed Land (PDL), but not residential gardens in the countryside.

5.20 The development of residential gardens has the potential for a number of harmful impacts, including on the character of the area, on biodiversity and living conditions. It is therefore essential that such proposals are controlled in order to protect the character and openness of the countryside, and the character and form of the urban area.

## Flexibility in the Housing Supply

**Why this policy is needed**

5.21 The Council is committed to delivering the housing requirement set out in the Local Plan, but it is important to provide a contingency position in the Plan to deal with unforeseen problems with delivery of both allocations and/or commitments. Therefore, further flexibility in the Council's approach is provided in Policy HP4: Five-Year Housing Land Supply. This potentially allows for additional sites to come forward, over and above the allocations in the Local Plan, where the Council cannot demonstrate a five-year land supply against the Local Plan housing requirement.

5.22 In the event that the Council does not have a five-year housing land supply the 'presumption in favour of sustainable development' applies as stated in paragraph 11 of the NPPF. HP4 is a policy to support the principles of sustainable development[16] as set out in the NPPF and provide additional guidance on how this would apply to such a development proposal where a five year housing land supply cannot be demonstrated.

5.23 In recent appeals[17] the Council has successfully defended speculative, unsustainable developments with a policy guiding the determination of housing applications in cases where the Council cannot demonstrate a five-year supply. In those cases, the Inspector awarded the Adopted Local Plan Policy DSP40[18] full weight in their assessment of the scheme, when the 'tilted balance' was applied. Given this use of a previous adopted policy, the Council is keen to bring the policy into the new Local Plan.

### Policy HP4: Five-Year Housing Land Supply

**If the Council cannot demonstrate a five-year supply of land for housing against the housing requirement set out in Policy H1, additional housing sites, outside the Urban Area boundary, will be permitted where they meet all of the following criteria:**

**a) The proposal is relative in scale to the five-year housing land supply shortfall;**
**b) The proposal is sustainably located adjacent to, and well related to, the existing urban area boundaries, and can be integrated with the neighbouring settlement;**
**c) The proposal is sensitively designed to reflect the landscape character and setting of the settlement, is of a scale proportionate to its setting and**

[16] As outlined in paragraph 11 of the NPPF
[17] APP/A1720/W/18/3199119 and APP/A1720/W/18/3200409
[18] Development Sites and Policy Plan (adopted 2015)

**recognises the intrinsic character and beauty of the countryside and, if relevant, does not significantly affect the integrity of a Strategic Gap;**

**d) It can be demonstrated that the proposal is deliverable in the short term; and**

**e) The proposal would not have any unacceptable environmental amenity or traffic implications.**

**How this policy works**

5.24 In order to accord with the Development Strategy and Policy DS1: Development in the Countryside, proposals for development outside the urban area boundaries will be strictly controlled. Such proposals will be considered if the Council cannot demonstrate that it has a five-year land supply against the housing requirements set out in Policy H1 of the Local Plan or against the local housing need where the Local Plan is more than five years old.

5.25 The Local Plan favours development within the urban area and at specified allocation sites. However, in the event that the Council cannot demonstrate a five-year housing land supply a scheme that is proposed outside of the Urban Area boundary would need to meet the relevant criteria in paragraph 11 of the NPPF and all of the criteria in Policy HP4. Schemes within the urban area are likely to be policy compliant in any case and specific criteria guiding how the application should be judged is not required, over the requirements of other relevant policies and material considerations within this Plan. The criteria provide a basis to ensure that any proposals coming forward outside the urban area are developed in a sustainable manner, in line with the principles of paragraph 11 of the NPPF. The criteria in HP4 are required to ensure relevant policy considerations are given weight in a scheme's assessment. For instance, the Borough's open countryside contains valued landscape that are of special quality and any scheme that comes forward in the countryside would need to ensure it is sensitively designed to reflect the character of that landscape.

5.26 Protecting the character and beauty of the countryside is an important objective and so the careful design of any proposal will be a key consideration. Any proposal must be adjacent to an existing Urban Area boundary and designed to ensure it is as well related, and integrated, to the neighbouring settlement as possible. In the context that the Council has a less than five-years' housing land supply, the test for a proposal in the strategic gap is different from that of Policy DS2 in order to boost the supply of housing in the borough. A proposal will need to demonstrate that it does not significantly affect the integrity of the strategic gap, and the Council would consider permitting applications which affect the physical and visual separation of settlements or the distinctive nature of settlement character. A proposal will also need to demonstrate that there will be no unacceptable environmental (e.g., Best and Most Versatile Land, heritage, ecology), amenity or traffic implications and that all other relevant policies in the Local Plan have been duly considered.

5.27 To ensure that such additional housing schemes contribute towards any five-year supply shortage the Council will expect detailed information to be submitted to demonstrate the deliverability of the scheme. This should include a detailed programme of delivery specifically setting out when the proposal will be delivered. If deemed necessary, the Council will include a planning condition to limit the commencement time to a year from the date of permission to ensure delivery in the short term. In order to protect areas outside of the existing settlements from unnecessary levels of development, only proposals that are of a scale relative to any identified shortfall will be considered.

## Affordable Housing

### Why this policy is needed

5.28 The provision of affordable homes is a key element of creating and maintaining balanced communities. One of the key issues facing residents in the Borough is the unaffordability of homes to rent or to buy. As such, the delivery of homes that are affordable is a priority. The Government defines affordable homes as comprising social rent, affordable rented, and intermediate housing (such as shared ownership and rent to buy) provided to eligible households whose needs are not met by the open market. Social and affordable Rent homes are for those in affordable need on the Council's Housing Register. Affordable rent can be charged at up to 80% of market rent (inclusive of service charge) but, in order to ensure those rents are locally affordable they should not exceed the Local Housing Allowance.

5.29 The Council's Affordable Housing Background Paper (September 2022) recognises there is a need for at least 2,783 and possibly as many as 4,588 homes until 2037, due to a degree of uncertainty about the need that will arise during the plan period. The Council consider that the affordable housing need will fall at the lower end of this range for the reasons set out in paragraphs 3.43-3.46 of the Affordable Housing Background Paper (September 2022). Therefore, the delivery of new affordable homes is a vital part of the overall housing delivery in the Borough. Those in need of affordable housing will vary in terms of their circumstances such as income and overall housing choices available to them. Those waiting and eligible for social and affordable rent homes will typically have fewer housing choices and be in greatest need of assistance. The Council will continue to keep the affordable housing need and supply positions under review and will consider it as a potential trigger for a review of the Plan if supply does not keep pace with the requirement.

5.30 Alongside considering the affordable housing need in the Borough, the Council also have to consider what is a reasonable and viable expectation on developers in terms of the percentage of dwellings that should be provided as affordable housing in a scheme. The aim of the affordable housing policy is to deliver as many affordable homes as possible without compromising the overall housing delivery. This policy sets out how the Local Plan will ensure that new housing development meets the affordable housing need in the Borough. This includes securing a percentage of affordable housing on market-led schemes.

5.31 The size and mix for affordable housing must reflect the local need. The Council publish and update (at least annually) the identified affordable housing needs by area of the Borough[19]. The mix of affordable property sizes on individual schemes should closely reflect this need. It is recommended that any applicant seeks the early advice and engagement of the Council's Housing Strategy team to ensure that the developer is aware of the affordable housing size mix expectations in order to reflect local need.

[19] http://www.fareham.gov.uk/housing/looking_for_a_home/affordablehousingneed.aspx

## Policy HP5: Provision of Affordable Housing

**Sites that can accommodate 10 or more dwellings or sites with an area of 0.5 hectares or more shall provide:**

**a) In the case of greenfield sites 40% of dwellings as affordable housing; and**
**b) In the case of brownfield sites 35% of dwellings as affordable housing; and**
**c) In the case of sites located within the defined Fareham town centre boundary, 20% of dwellings as affordable housing.**

**The affordable housing must be provided in accordance with the following proportions:**

**i. At least 10% as Social Rent; and**
**ii. At least 55% as Affordable Rent; and**
**iii. At least 10% of the overall housing provision on site to be provided as Affordable Home Ownership.**
**iv. The mix of property size and type should reflect the local need and the site characteristics.**

**The Council will only accept affordable housing provision off site or an appropriate financial contribution in lieu where it is robustly justified and where it contributes to the objective of mixed and balanced communities.**

**All Affordable Rent provision shall have rents and service charge at no more than 80% of market rent or the relevant Local Housing Allowance, whichever is the lower.**

**The Viability Study concludes that affordable housing is not viable for older persons and specialist housing. Therefore, Policy HP5 does not apply to specialist housing or older persons housing.**

### How this policy works

5.32 The above threshold (trigger point) where affordable housing provision is required is in line with that currently contained in the National Planning Policy Framework (NPPF)[20] and updated PPG. The affordable housing requirement has taken into account the increased viability issues with smaller (often brownfield) sites. The affordable housing requirements have regard to the affordable need in the Borough (including the need for more social rent homes) and what viability evidence suggests can be sought from development.

### Viability of Affordable Housing

5.33 The biggest policy impact on viability of a development is the proportion of affordable housing sought. The Council's Viability Assessment (2019) identifies a viable level of affordable housing taking into account other infrastructure requirements and development costs. The Local Plan Viability Assessment (2019) suggests that 40% affordable housing is a viable requirement on greenfield development sites. However, brownfield sites and sites within the town centre boundary come under greater viability

[20] There are no designated rural areas within the Borough and therefore the Council do not have the option of setting lower thresholds within the Plan. Only the standard thresholds apply to affordable housing provision.

pressure. The Viability Assessment therefore recommends that it is more appropriate to adopt a reduced affordable housing requirement of 35% affordable housing on brownfield sites and 20% in the case of sites within the Fareham town centre boundary. The Assessment assumes that on-site affordable housing is viable and deliverable unless exceptional circumstances demonstrate otherwise.

5.34 Viability is considered at the plan making stage and should not need to be assessed on a case by case basis when determining planning applications. If the Council determines that the full on-site affordable housing delivery cannot be made at the time of the decision, the Council may require a review mechanism by way of a planning obligation, to assess if circumstances have improved the positions to increase the provision to the full policy compliant amount. This is more likely to be appropriate on larger or phased developments.

5.35 In instances where development viability is an issue, developers will need to submit sufficiently detailed viability evidence which will be reviewed by the Council and a third party[21]. To allow this analysis to take place in an open and transparent manner a viability report, completed using a recognised toolkit[22], should be provided as part of pre-application discussion or application submission with the data and information available in an open-book format. The assessment should clearly outline the maximum number of affordable dwellings which can be achieved on site. Costs associated with the assessment and third party review should be met by the developer.

5.36 In accordance with the NPPF, affordable housing provision should be made on site. Unless through a viability assessment the off-site provision and financial contribution can be robustly justified, and the agreed approach contributes to mixed and balanced communities.

### Affordable Housing Tenure

5.37 The Council's Viability Assessment (2019) sets out the tenure split for affordable housing. The Council seeks to obtain a higher proportion of social/affordable rent. Those waiting for Social/Affordable Rent homes will be on the Council's Housing Register and will typically be at lower income thresholds and not be able to easily access other forms of housing and therefore have fewer housing options available to them. Therefore Social/Affordable Rent homes have slightly greater priority to affordable home ownership products.

5.38 In some instances, the tenure mix specified in Policy HP5 will not be appropriate. For example, there may be some sites that deliver a small number of affordable homes where just one of two of each affordable tenure may not be attractive to a Registered Provider. There may also be instances where direct delivery of affordable homes by a Registered Provider or the Council will deliver a greater provision of one type of affordable tenure to offset or support affordable delivery elsewhere in the Borough. Separate to this any development proposal that delivers for mixed communities should avoid excessive clusters for single tenure affordable housing. A departure from the tenure split of affordable housing provision specified in the policy will require the scheme promoter to provide a needs assessment to provide justification.

[21] Planning Practice Guidance Paragraph: 007, Reference ID: 10-007-20190509
[22] A recognised toolkit such as HCA Developers Appraisal Toolkit or the Communities Agency Economic Appraisal Toolkit. https://www.gov.uk/government/publications/development-appraisal-tool

5.39 The Government recently introduced First Homes through a Written Ministerial Statement[23] and the PPG[24]. The Council adopted a First Homes Interim Statement[25] in January 2022, which sets out the Council's approach to First Homes, including eligibility. The Council intend to set out further guidance on First Homes through an Affordable Housing SPD following adoption of the Plan.

## Affordable Housing Size and Mix

5.40 The applicant should engage with the Council's Housing Team as early as possible to establish the affordable housing size and mix requirements on site. Information on the size and mix need by area is available on the Council's website[26], which is reviewed on a quarterly basis and updated when required.

5.41 On larger schemes it will be expected that a mix of property size to reflect need is provided but that a range of floorspace areas within each dwelling size is made available to best fulfil affordable housing need. For instance, it will not be appropriate that properties are provided at the lower end of the floorspace requirements as this will only meet the needs of certain family sized groups. As an example, a 3-bedroom property provided at the lower floorspace size threshold will only accommodate a family of 4 rather than a family 6 at the higher end of the size threshold. The minimum floorspace requirements for dwellings set by the Plan are provided in Policy D5 - Internal Space Standards.

5.42 Given recent changes to planning policy on Housing, and Affordable provision, from Government, as well as the need for clear guidance to applicants, the Council may subsequently review the Affordable Housing Supplementary Planning Document (SPD) as the plan progresses.

## Exception Sites

**Why this policy is needed**

Rural Exception Sites

5.43 Rural exception sites can only be used for affordable housing that remains for the community in perpetuity. Policy HP6 is intended to address any need for affordable housing exception sites should they arise. Based on evidence in the Affordable Housing Strategy (2019) on differing affordability levels for different affordable products, it will be important that any exception site meets a significant proportion of 'traditional affordable' need, in particular affordable rent products.

Entry-Level Exception Sites

5.44 To help facilitate affordable housing need, in particular the need of first-time buyers and renters, the NPPF requires Local Planning Authorities to support the development of land for housing to provide for entry-level homes, where this need is not being provided for through existing or planned development. These sites should be outside of, but adjacent to, existing urban area boundaries as identified on the Policies map. The expectation is this this will enable development on cheaper land, thereby delivering affordable homes. All homes on Entry-Level Exception Sites must be affordable.

[23] Written statements - Written questions, answers and statements - UK Parliament
[24] First Homes - GOV.UK (www.gov.uk)
[25] Interim First Homes Policy (fareham.gov.uk)
[26] Fareham Borough Council: Affordable Housing Need

5.45 There is a need for a range of affordable tenures. Those households in need of affordable rent products (such as Social or Affordable Rent) will typically have fewer housing choices and are more likely to be living in unsuitable accommodation or officially homeless. With this in mind it is important that a range of affordable tenures suitable for first time buyers/renters are provided on entry-level exception sites. This way it ensures they reflect local need and don't exclude the needs of those who will be unable to access or afford affordable home ownership products.

**Policy HP6: Exception Sites**

**The development of Rural Exception Sites will be permitted where:**

**a) All dwellings are affordable (as defined in the NPPF); and**
**b) The affordable delivery is not meeting the affordable housing need and the development is relative in scale to the shortfall; and**
**c) The development is located adjacent to, and well related to, the existing urban area boundaries; and**
**d) The affordable rent products will be brought forward by, and will be managed by, a not for profit social housing provider who is regulated by Homes England; and**
**e) The affordable housing meets the local needs of the adjacent settlement.**

**The development of Entry-Level Exception Sites suitable for first time buyers (or those looking to rent their first home) will be permitted where:**

**i. The site is adjacent to existing settlements; and**
**ii. All dwellings are affordable (as defined in the NPPF), and a range of affordable tenure types, including those that are suitable for first-time renters or buyers are provided; and**
**iii. The site is less than 1 hectare or relative in scale (does not exceed 5% of the size of the adjacent settlement); and**
**iv. It can be demonstrated, based on an up to date local housing needs assessment, that the need for the housing proposed will not be met through the allocations in the Plan or development with extant planning permission.**

**How this policy works**

5.46 Rural Exception Sites help to address crucial affordable housing needs of rural communities by enabling the development of small sites that would not normally be used for housing. Such sites are specifically for the purposes of providing affordable housing in perpetuity.

5.47 To justify a local need, the scheme promoter will need to provide evidence, such as a housing survey. If the survey establishes a need, as well as meeting the additional policy criteria, the policy allows the Council as Local Planning Authority to grant planning permission exceptionally for a small development of homes available in perpetuity for those who are unable to buy or rent on the open market.

5.48 Entry-level exception sites must provide affordable housing suitable for first time renters or buyers based on low or middle income households. In line with national policy, the Plan supports the development of entry-level exception sites of no larger than 1 hectare or where the development would not exceed 5% of the size of the existing settlement

that the proposed development relates to, where this need is not being delivered locally, through existing commitments or proposed allocations. Where an entry level exception site is provided, the applicant should demonstrate that an appropriate mix of affordable housing tenures are provided. This should ideally include some affordable or social rent properties to recognise this form of affordable need and not solely forms of affordable home ownership.

5.49 It is important that applicants for entry-level exception sites demonstrate that the need for such homes is not already being met elsewhere in the Borough, by producing an up to date local housing needs assessment. The local needs assessment should provide information on the extent to which allocations in the development plan and sites with extant planning permission will meet that need.

5.50 In relation to the policy, development proposals will be expected to be designed to take account of Policy D1 and of the character of the neighbouring settlement, and, as such some limited flexibility on the size of the site or number of homes may be acceptable.

5.51 The affordable housing for Exception sites will be secured in perpetuity through a S106 agreement.

## Specialist Housing

5.52 The NPPF requires Local Planning Authorities to plan for the needs of different groups of the community including older people and those with a disability.

5.53 Fareham Borough has an above average population of persons aged 65+. In 2011 20.4% of the resident population were aged 65 and over. This compares to 16.3% for England and 17.2% for the South East (Census 2011). Based on the 2018 subnational population projections produced by the Office for National Statistics, this proportion of over 65s is set to rise to 29.8% by 2037 (compared to 23.4% for England and 25.1% for the South East). Approximately 8.5% of Fareham's over 65's live in some form of specialist accommodation with the vast majority (approximately 91.5%) living within mainstream housing stock. Fareham's older population is growing according to the national trend, meaning the Borough will face increasing pressures over the plan period.

### Why this policy is needed

5.54 Fareham's above average aged population means that it is important that more homes are constructed at an adaptable standard to give greater choice and the ability for older people to remain in their homes should they wish, whilst supporting and encouraging the provision of specialist and older person housing when appropriate. In addition, 16% of the resident population of the Borough have a long-term health problem or disability indicating that there is an increased requirement for specialist accommodation options moving forward.

5.55 The need for more adaptable accommodation and the level set has been derived from the evidence base outlined in the Specialist Housing Background Paper (September 2020). The majority of residents aged 65 and over in the Borough own and live in their own homes. Therefore, it is important that the housing needs for older people maximise the ability for individuals to live independently for as long as they are able and wish to do so. There is also a need to ensure that the requirements of wheelchair users are met within the Borough.

## Policy HP7: Adaptable and Accessible Dwellings

**Development proposals for all new dwellings shall provide:**

**a) At least 15% of all new dwellings at Category 2 standard; and**
**b) On schemes of over 100 dwellings (gross), at least 2% of market housing and 5% of affordable housing shall be provided as Category 3 properties.**

### How this policy works

5.56 Category 2 standard development relates to the categories outlined in Part M (Access to and Use of Buildings) of the Building Regulations (2015 edition), which replaces the Lifetimes Homes standards. Ensuring a proportion of new homes are provided to this standard will increase the quantity of homes in the Borough that are designed in a manner whereby they can be more readily adapted to suit the needs of occupants such as the elderly or disabled. To address an identified need the Council expects 2% of market dwellings and 5% of affordable dwellings to be designed to meet Category 3 on schemes of 100 dwellings or more. Appendix 2 of the Specialist Housing Background Paper sets out the requirements for Category 2 and 3 of Part M of the Building Regulations.

5.57 The cost to development for providing Category 2 and 3 is relatively minimal. Flexibility for additional costs have been factored into the viability evidence base and this indicates that the requirements for Category 2 and 3 should have no detrimental impact on the viability of schemes in the Borough. To ensure compliance with the specific standards, the Council expects to be provided with plans certified for compliance and/or written confirmation from an appointed building control body that the specifications for each dwelling meet the relevant standard. Where necessary, this will be secured through a performance-based condition prior to occupation. In instances where a proposal is entirely consisting of flatted development then it would be expected that the requirements of Policy HP7 should be met as far as is reasonably possible before lifts become necessary. This flexibility has regard to the viability of schemes and to avoid putting a financial burden specifically on flatted development. In some instances, there are likely to be ground floor flats which may be capable of meeting policy requirements.

5.58 Where a proposal involves the provision of new dwellings through the conversion of an existing building, the policy requirements for adaptable and accessible dwellings will still be required, unless it can be sufficiently justified that this is not appropriate or possible. This could for example be relevant for the conversion of listed buildings where meeting the policy requirements could compromise the historical integrity of the building, or where the cost of doing so renders a building unviable for conversion.

5.59 In the event that the existing Part M Category 2 and 3 definitions are removed from the existing Building Regulations, or superseded, then an equivalent should be provided in accordance with this standard until such a time as there is an opportunity for policy review.

## Older Persons and Specialist Housing Provision

### Why this policy is needed

5.60 Although the majority of older people will live in mainstream housing, it is likely that new specialist accommodation will be required during the Local Plan period, and such provision can help people to downsize and free up family homes for others.

5.61 Further new older person and specialist accommodation will be required during the Local Plan period. Such provision can help people to downsize and free up family dwellings for others. The precise amount and type of specialist and older person accommodation required will depend on a range of factors including the choices of individual people and households. The Specialist Housing Topic Paper (2020) outlines some of this need which, where possible, has been addressed through specific allocations included in this plan and provision for Welborne, which is identified in the Welborne Plan. Further accommodation to address identified need will be acceptable in principle subject to Policy HP8.

5.62 The Specialist Housing Topic Paper (2020) identified that residents in the Borough aged 85 and over are forecast to experience the greatest level of growth over the plan period with an 84% increase anticipated. It is the growth in the size of the 85+ age group which is most closely tied to the demand for specialist forms of accommodation since this age group is most likely to need care which is provided in specialist settings.

5.63 The exact need for all types of older person provision is difficult to quantify as it is influenced by choice and other strategies (such as national or county) that seek to reduce the reliance on residential or nursing care or to step up the care provided in a person's own home. It is therefore crucial that the Plan provides for new or extensions to older persons and specialist housing.

### Policy HP8: Older Persons and Specialist Housing Provision

**Development will be permitted for new, or extensions and additions to existing, older persons' and specialist housing in the Urban Area boundary where:**

**a) Sufficient parking and services are available to fulfil the needs of residents, visitors and any care and servicing intended to be provided on site; and**
**b) Accommodation is provided in sustainable locations having regard to accessibility, local services, community integration and safety, and to the need for staff and services to access the accommodation; and**
**c) An appropriate provision of amenity space is provided having regard to the needs of the potential users.**

**New older persons or specialist housing shall be provided within the Urban Area boundary unless it can be demonstrated, based on an up to date alternative sites assessment provided by the developer, that the need for the housing proposed cannot be met elsewhere.**

### How this policy works

5.64 Where specialist accommodation is provided, it will be important to ensure that it provides residents with a high level of amenity and enables them to live independently

as far as possible by ensuring it is located close to local services and facilities that are accessible by public transport or walking. There may be instances where housing development at the edge of settlements may not be particularly accessible and therefore not appropriate locations for specialist and older people housing.

5.65 A robust up to date alternative needs assessment in the case of schemes promoted outside of the urban area will need to be provided by the developer to demonstrate that no other suitable and available sites exist in the urban area. Hampshire County Council has published a useful 'Site Suitability Analysis Tool' for Extra Care developments so that developers are aware of how such schemes will be assessed in terms of location.

### Self and Custom Build Homes

**Why this policy is needed**

5.66 The NPPF states that authorities should plan for a mix of housing to address the need of different groups in the community. This includes people wishing to commission or build their own homes (paragraph 62 of the NPPF).

5.67 The national requirement for Local Authorities to maintain a register of individuals and associations who are seeking to acquire serviced plots of land is contained in the Self-build and Custom Housebuilding Act 2015, the Self-build and Custom Housebuilding (Register) Regulations 2016 and the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016.

5.68 The need for 'Self-build' and 'Custom build' homes in the Borough is principally informed by the register maintained by Fareham Borough Council. The Council's register was first set up in March 2016 and provides evidence of the levels of demand for self and custom build plots. Further evidence contained in the Self-build and Custom Housebuilding in Fareham (2017) paper and the subsequent Self and Custom Build Need Background Paper (2020) provides analysis of the assessed need. Future need will continue to be gathered from the register and will be monitored through the Council's Authority Monitoring Report (AMR).

5.69 In order to meet the need identified by Fareham's Self and Custom Build Register, in addition to supporting the principle of individual self and custom build sites in the urban area, development sites of 40 dwellings or more, will be required to provide for a proportion of suitable serviced plots.

5.70 Policy WEL21 of The Welborne Plan (2015) requires 1% of all dwellings to be provided for custom build homes during the lifetime of the Welborne development. This equates to 60 fully serviced custom build plots.

5.71 It is recognised that individual self and/or custom build can form an important source of delivery of dwellings in the Borough and this is supported by the policy.

## Policy HP9: Self and Custom Build Homes

**Proposals that provide for self and/or custom build homes within the Urban Area boundary, as defined on the policies map, will be supported in principle.**

**On sites of 40 dwellings or more (gross), 10% of the overall dwellings shall be provided through the provision of plots for sale to address local self or custom build need.**

**Such provision shall:**

a) **be provided as serviced plots; and**
b) **ideally be provided in grouped plots; and**
c) **ensure design parameters are in place to provide a framework that takes account of the existing and emerging built form; and**
d) **ensure design parameters are in place that ensure no significant detrimental impact on the amenity of existing, and potential neighbouring, self or custom build plots arises.**

**Plots which are marketed appropriately but not sold within 12 months of initial promotion, may be developed for housing other than as self and/or custom build homes.**

**Sites that appear to have been subdivided for the purposes of application submission so as to avoid the 40 dwelling threshold, or sites that feature as part of cluster of adjoining development sites, shall be considered cumulatively and if progressed on an individual basis 10% of dwellings shall be provided in accordance with this policy.**

**Where a site's size and density make it unsuitable for self/custom build provision, exemption from the policy will be considered on an individual basis. For example, where the sites' housing type or mix would not meet the needs identified by the Council's Self and Custom Build Register.**

**For sites where housing delivery will come through multiple phased applications, each phase will be expected to meet the 10% policy requirement unless there is clear evidence of lower demand. In such instances the delivery requirement for self and custom build homes will be considered on an individual basis.**

### How this policy works

5.72 When the provision of self and custom build plots is to be provided as part of a development site the self/custom build provision shall be secured through an appropriate legal undertaking which will allow a mechanism for the developer or a third party to provide and facilitate plots. This could include working with a Registered Provider for the provision of affordable housing through the self/custom build mechanism (as outlined in the Self-build and Custom Housing Building Act 2015).

5.73 Where development is phased, the self and custom build homes requirement should be determined at each phase and delivered on a defined parcel of land, allowing self and custom build delivery alongside traditional developer-led housing. The market response at each phase can inform the decision about delivery on subsequent phases. The delivery of self and custom build homes within each phase will be expected to be policy

compliant unless there is clear market indication of lower demand of the type of housing proposed from sources such as marketing and delivery in earlier phases and information from the Council's self and custom build register. As such, the practicality of the self and custom build delivery requirement will be considered on an individual basis.

5.74 The marketing of serviced plots shall be carried out in accordance with an agreed marketing strategy. The marketing of plots may begin sooner, but the 12-month marketing period should only begin from when the serviced plot(s) are first available for purchase. The plot provider shall notify the Council that the formal 12-month marketing period has begun. Where plots have been marketed in accordance with the agreed marketing strategy without take-up, then any variation through application or deed of variations for alternative housing or other uses will need to be justified with details that demonstrate a thorough marketing strategy in an appropriate publication for an appropriate period of time and at an appropriate price has taken place. Unless it has been demonstrated that serviced plots have been appropriately marketed, then alternative housing purposes or other uses are unlikely to be found acceptable.

5.75 The marketing strategy should set out how plots will be marketed through an active local marketing campaign, such as promotion on social media and relevant websites and should include consideration of targeted marketing to potential self-builders and local groups, alongside roadside marketing boards. An information/marketing pack should also be provided to the Council to be in turn provided to all individuals on the Council's Self and Custom Build register who have opted to receive such information. Once plots have been marketed for the minimum 12-month period, they may remain on the market as self or custom build plots or be developed for other types of housing subject to the necessary permission(s) being in place.

5.76 A serviced plot of land[27] shall have –

- Access to a public highway; and
- Connections to the relevant utilities such as electricity, water and wastewater.

5.77 In addition to the provision of self and custom build dwellings as part of larger housing schemes, individual schemes for the redevelopment of an existing dwelling or for the provision of further development within the curtilage of an existing dwelling for the purposes of self or custom build development shall be supported providing it accords with other relevant policies of the Local Plan.

5.78 There may be instances that other sites are exempt from the requirements of this policy where the site size and density make it unsuitable for self/custom build provision. Any such instances will be considered on their individual merits. This could include high density flatted development, or specialist housing provision as an example.

5.79 The self-build need in the Borough is also addressed in housing allocation HA35 Land east of Bye Road which is allocated for 7 dwellings.

5.80 Information regarding the Council's Self and Custom Build Register including the number of individuals and groups recorded on the register in each base period and the locational preferences indicated by those on the register is available on the Councils website at: https://www.fareham.gov.uk/planning/local_plan/selfbuild.aspx.

[27] Self-build and custom housebuilding - GOV.UK (www.gov.uk)

## Ancillary Accommodation

### Why this policy is needed

5.81 This policy sets out the circumstances in which the Council will consider ancillary accommodation to be appropriate. A number of planning applications are received in the Borough seeking permission for ancillary accommodation for elderly relatives, older children, and staff. Such annexes can provide accommodation for single people or small households and can assist in meeting needs for smaller units of accommodation. The Council recognises that ancillary accommodation for elderly relatives, particularly, can help to meet social needs whilst reducing pressure on other types of accommodation and reduce the pressure on the social care sector. This policy sets out the circumstances in which the Council will consider ancillary accommodation to be appropriate.

### Policy HP10: Ancillary Accommodation

**The provision of ancillary accommodation will be permitted, provided that:**

**a) It is within the curtilage of the principal dwelling; and**
**b) It is proportionate in size to the principal dwelling; and**
**c) It is of a design and structure that is in keeping with the existing dwelling and respects the character of the local area; and**
**d) There is no boundary demarcation or sub-division of curtilage areas between the principal dwelling and ancillary accommodation; and**
**e) Adequate car parking spaces are provided for both the residents of the principal dwelling and the ancillary accommodation within the dwelling curtilage, in accordance with the Policy TIN1.**

### How this policy works

5.82 To ensure the accommodation remains ancillary to the principal dwelling it is important that the accommodation remains within the curtilage of the principal dwelling. A planning condition will be applied to any planning permission to prevent the use of the ancillary accommodation as a separate dwelling.

5.83 Planning applications for ancillary accommodation will be assessed on a case-by-case basis. However, it is expected that the principal dwelling should remain larger than the ancillary accommodation. Proposals for ancillary accommodation should be sensitively sited in relation to the principal dwelling to ensure they are not of an intrusive design, and do not detract from the character and appearance of the principal dwelling.

5.84 Where ancillary accommodation is proposed, it will be important to demonstrate that there will be a functional link between those living there and the occupants of the principal dwelling. Ancillary accommodation can play an important role in supporting extended families to live together with a degree of separation and independence. For example, ancillary accommodation is often occupied by relatives of the persons living in the principal dwelling who provide care and support for their relative's everyday needs. Another example of ancillary accommodation being functionally linked to the principal dwelling is where staff members are living in self-contained accommodation within the curtilage of, the principal dwelling where they work.

5.85 The ancillary accommodation should be in the same ownership as the principal dwelling and ensure that there is appropriate vehicular parking within the curtilage of the principal dwelling.

5.86 Where a proposal concerns an unrelated unit of accommodation that is not ancillary to the principal dwelling it will be considered as a new dwelling house, where policies, such as whether the property is in the countryside or urban area, will apply.

## Gypsy, Travellers and Travelling Showpeople Accommodation

**Why this policy is needed**

5.87 The Housing and Planning Act (2016)[28] removed the requirement in the Housing Act 2004 for a separate Gypsy and Traveller assessment and instead included this as part of the general assessment of housing needs which includes all people residing in or resorting to the borough in caravans or houseboats. However, the National Planning Policy for Traveller
Sites (2015)[29] (PPTS) still places a requirement on local planning authorities to sustainably plan to meet the locally identified needs of Gypsies, Travellers and Travelling Showpeople.

5.88 For the purposes of this policy, Gypsy, Traveller means *"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such" PPTS Annex 1 Glossary.*

5.89 The PPTS also states that in determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues among other relevant matters:

- Whether they previously led a nomadic habit of life
- The reasons for ceasing their nomadic habit of life
- Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

5.90 Travelling Showpeople means: *"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above" PPTS Annex 1 Glossary.*

5.91 At present in the Borough, there are three private sites for permanent Gypsies, Travellers and one site which has temporary permission. The combined total of pitches permitted on all of these sites is 11. The temporary site is located within Housing Allocation HA3 and its temporary permission for Gypsy, Travellers is due to expire on 9th January 2022. The land is then being brought forward for permanent residential accommodation for the settled community after the expiry of the temporary use.

[28] Housing and Planning Act 2016 Section 125. http://www.legislation.gov.uk/ukpga/2016/22/section/124/enacted
[29] Department for Communities and Local Government. Planning Policy for Traveller Sites 2015. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

5.92 The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Hampshire[30] 2017, identified a need for 3 additional pitches for those who met the definition of Gypsy, Travellers for the period to 2036 in Fareham. These are expected to be required within the next five years and will be met through the allocation HA45. No additional sites were promoted to the Council for gypsy and traveller pitches. There was no identified need for Travelling Showpeople and no sites were promoted to the Council. The GTAA also identified some households who did not meet the current definition of a Gypsy, Traveller. It is anticipated that an updated GTAA will be undertaken during the plan period. If there are any adjustments in identified need either as a result of changes in circumstances to the households who did not meet the current definition of a Gypsy, Traveller, or the definition of a Gypsy, Traveller changes itself, or there becomes an identified need for travelling showpeople plots, then this will be addressed through the criteria based part of policy HP11.

## Policy HP11: Gypsies, Travellers and Travelling Showpeople

**The Plan will meet the need for three Gypsy and Traveller pitches as identified in the Gypsy and Traveller Accommodation Assessment. Site HA45 is allocated for three pitches to meet this need.**

**Proposals for additional Gypsy, Traveller and Travelling Showpeople sites, pitches or plots will be permitted where:**

a) **The site has access to shops, schools, community, and health facilities by sustainable modes of transport such as public transport, on foot or by cycle; and**
b) **Proposals avoid the loss of mature trees and do not result in unacceptable impacts on biodiversity, the living conditions of residents and on the landscape character, historic environment, or the rights of way network within the surrounding area; and;**
c) **It is not located in areas at high risk of flooding; and**
d) **It is not located in open countryside away from settlements, unless it complies with Policy DS1; and**
e) **Adequate and appropriately scaled on-site facilities are provided for parking, safe and convenient access to highway, sufficient storage, play and residential amenity and appropriate essential services (water supply, power, drainage, sewage disposal and waste disposal facilities and recycling facilities).**

**Loss of Gypsies, Travellers and Travelling Showpeople sites**

**Planning permission will not be granted for the loss of Gypsies, Travellers and Travelling Showpeople sites pitches or plots unless there is no genuine need or likely future need for Gypsies, Travellers and Travelling Showpeople sites in the locality, or there is replacement provision and other policy requirements are met.**

[30] The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017) was produced by Opinion Research Services on behalf of a Consortium of Hampshire Authorities: Fareham, Gosport, Havant, New Forest, Test Valley, Winchester City Councils and the New Forest National Park.

**How this policy works**

5.93 There is no need for further specific allocations to meet identified needs in the Borough. Further requirement for pitches as a result of changes in circumstances in households or planning definitions may come forward and these will be judged against the generic policy criteria contained within bullet points a - f of the policy.

5.94 For the purposes of this policy, a “pitch” means a pitch on a “gypsy and traveller” site whilst a “plot” would mean a pitch on a “travelling showpeople” site (often called a “yard”). Policy HP11 as well as relevant national planning policy guidance, provides the minimum criteria requirements which would be expected by any planning application coming forward to meet the gypsy and traveller need for Fareham.

5.95 When determining proposals for additional traveller sites, the personal circumstances and lack of alternative accommodation for the applicants will be taken into consideration.

5.96 Ensuring safe and sustainable access for Gypsy and Traveller Sites will include considering the sustainability criteria set out in Planning Policy for Traveller Sites. The ability to access local services and education and health facilities without long distance travel and factors such as the provision of pavements to serve the site will be vital to ensure safe pedestrian access can be achieved.

5.97 When considering the impacts to neighbouring residential properties, local amenity, landscape quality, trees, woodland and hedgerows and the rest of natural and historic environment, the other policies of this plan together with its supporting evidence will need to be considered.

5.98 Caravans, mobile homes, and park homes are classified as being highly vulnerable to flood risk. Therefore, sites within Flood Zone 3 will not be permitted. Sites within Flood Zone 2 will be required to satisfy the Sequential and Exception tests before permission is granted. This is to ensure that development of Gypsy and Traveller Sites are resilient to the effects of climate change and will not adversely impact the safety or quality of life of new residents.

5.99 The provision of adequate on-site facilities will be considered in the context of the particular users. For instance, proposals for Travelling Showpeople are likely to require additional provision of space for storage, maintenance of equipment and the parking and manoeuvring of vehicles associated with the occupiers. Whilst proposals for Transit sites will need to ensure good access to the road network.

5.100 In order to protect the Borough’s valuable countryside and landscape, proposals for gypsy, traveller pitches outside the Urban Area boundary that have any permanent built structures will be restricted to small scale structures that are essential for the use of a Gypsy, Traveller and Travelling Showpeople site such as day rooms and utility buildings.

5.101 The loss of Gypsy, Traveller and Travelling Showpeople sites will not be supported unless there is sufficient evidence to suggest there is no current or future need. This is to ensure there are sufficient Gypsy, Travellers and Travelling Showpeople sites to meet the identified demand within the Borough as demonstrated in the Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment (GTAA) for Hampshire 2017.

**Meeting the identified need**

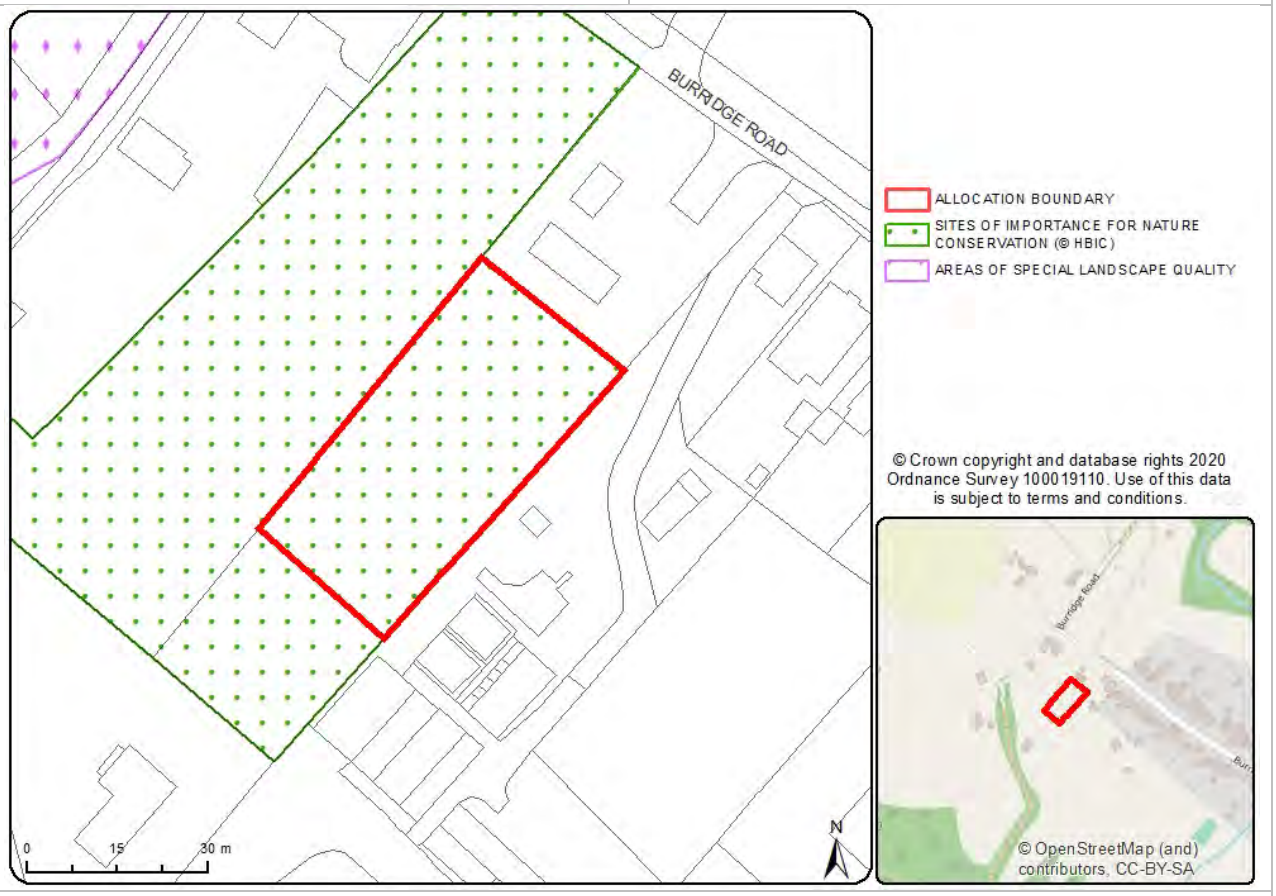
5.102 The Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment (GTAA) for Hampshire 2017 found that there was currently no demand for temporary transit sites and plots for Travelling Showpeople in Fareham. However, it identified a need for three further Gypsy and Traveller pitches. This identified need is to be met through the allocation of land to the rear of 77 Burridge Road in Policy HA45, which was promoted to the Council as part of the Local Plan preparation.

5.103 The planning considerations for the site have been informed by a recent appeal (APP/A1720/W/18/3209865) on the site. Whilst the appeal itself concerned the provision of a detached 2 storey 4 bedroom dwelling, it highlights the main issues which are still pertinent for proposals relating to gypsy traveller pitches. The site currently forms part of Site of Importance for Nature (SINC). A SINC evaluation survey was carried out by Hampshire Biodiversity Information Centre in May 2020, the results of which informed the location and extent of the allocation. It is recognised that allocation of the site will lead to a reduction in SINC habitat. However, the Council has sought to balance the requirement to meet the needs of the Gypsy and traveller community against the ecological constraints on the site by locating development on an area that is of lesser quality. In addition to this, it will be important that proposals for the site also produce and implement a suitable and fully costed Biodiversity Enhancement and Management Plan to protect and enhance the remainder of the SINC as well as achieving biodiversity net gain in accordance with Policy NE2.

5.104 The other issue that needs to be carefully managed is the impact on the character of the surrounding area. The inspector in the recent appeal acknowledged that the surrounding character of the area is made up of residential frontages with some backland development consisting of a variety of what appears to be amenity/ancillary buildings. As a result of this, it was considered by the inspector in this appeal that the principle of some form of development on this site would not have a material adverse impact on the landscape character, appearance and function of the countryside providing it was kept in character with the area. This is to say that a two storey dwelling as was proposed as part of the appeal, would be *"visible behind the caravan and day room in views along the driveway, and from public vantage points in the vicinity of No 91. The adverse impacts could be mitigated in part by landscaping the site, but the backland siting of the proposed dwelling would be incongruous causing material harm to the character of the area*"[31]. Therefore, by limiting the provision of gypsy traveller pitches on this site to single storey high quality well landscaped design, this would ensure that development is in-keeping with the character of the surrounding area.

[31] Appeal APP/A1720/W/18/3209865 Page 3.

| | |
|---|---|
| **Policy HA45** | **SHELAA Reference:** 3138 |
| **Name:** Rear of 77 Burridge Road | **Proposed Use:** Gypsy, Traveller Pitches |
| **Location:** 77 Burridge Road, Burridge. | **Capacity:** 3 pitches |
| **Size:** 0.17 ha | |




Planning permission shall be granted provided that detailed proposals meet the following site-specific requirements:

a) Commitment to implement a Biodiversity Mitigation and Enhancement Plan detailing how the remaining Site of Importance for Nature Conservation designation will be protected and enhanced for biodiversity net gain,

b) The layout of the pitches and amenity buildings, whether communal or individual, shall be of a high quality, well landscaped design,

c) All buildings to be single storey to be ensure no harm to the character of the area

## Solent Breezes Holiday Park

### Why this policy is needed

5.105 The chalets and mobile homes at Solent Breezes Holiday Park were originally built for holiday purposes. However, over the years, a number of the chalets have been used as permanent residential homes or as temporary homes rather than for holiday purposes. The site is not sustainable due to its location away from local services. Furthermore, increased numbers of people living at the site permanently will cause a change to its character from one of a holiday park, to a residential housing estate.

5.106 The Council recognises the importance of maintaining Solent Breezes as a holiday park for tourism and leisure and it is therefore important to maintain a distinction between development within Solent Breezes Holiday Park and residential dwellings.

### Policy HP12: Development Proposals within Solent Breezes Holiday Park

**Within the Solent Breezes Holiday Park (as shown on the Policies map), planning permission or proposals to vary conditions on existing permissions, will not be granted to allow the occupation of any existing chalets or caravans on a permanent basis. To ensure this, all permissions will be subject to holiday occupancy conditions, including maximum occupancy of 10 months in a calendar year. Permissions will only be granted for holiday occupation provided all the following criteria are met:**

**a) The holiday accommodation is of a high standard and appropriate for the time of year proposed to be used; and**
**b) It can be demonstrated how the prevention of accommodation for permanent residential use will be managed, monitored and enforced, to be agreed between the Council and site/property owner or operator in advance; and**
**c) The submission of a Coastal Change Vulnerability Assessment that identifies that the proposal will result in no increased risk to life or significant increase in risk to property.**

### How this policy works

5.107 Proposals for developing caravans for holiday accommodation purposes, or the conversion of existing properties, or development or intensification of any existing development within Solent Breezes, will have a condition restricting occupancy to holiday use only and for a maximum of ten months each calendar year. These holiday occupancy conditions will apply to new holiday accommodation or other forms of development within Solent Breezes Holiday Park to ensure consistency with other policy aims of controlling development outside the defined urban settlement boundaries.

5.108 The accommodation is expected to be of high standard and appropriate to the time of proposed use. This is to ensure that the accommodation will not adversely affect the quality of life for new residents.

5.109 Potential impacts on the landscape and other nature conservation designations and the flood risk areas around the Coastal Zone will be particularly important in determining proposals at Solent Breezes Holiday Park.

5.110 Solent Breezes Holiday Park is located within an area identified in the North Solent Shoreline Management Plan as having a policy of 'no active intervention' and is consequently at increased risk of coastal erosion. As a result, any proposals for holiday occupation at Solent Breezes will need to provide a Coastal Change Vulnerability Assessment to ensure that the proposal will not result in a risk to life or property.

5.111 The Holiday Park is located adjacent to the Solent and Southampton Water, Special Protection Area (SPA). As a result, proposals emanating from Solent Breezes have the potential to have adverse impacts on the integrity of the SPA. Proposals will be assessed in line with Policy NE3 to ensure that any likely adverse effects are avoided and/or appropriately mitigated. Development which would still have adverse impacts after avoidance and mitigation will not be supported.

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# EMPLOYMENT



## Economic Growth

6.1 Building a strong, responsive and competitive economy is a key principle of the NPPF and fundamental in helping to deliver sustainable development. The Council is committed to delivering economic growth, in order to maintain and enhance the Borough's position as a prosperous economic area.

6.2 Fareham has a strong labour market. Labour supply data from nomis[28] shows 82% of residents defined as economically active, which is in excess of the Solent Local Enterprise Partnership (LEP) wide (81%) and national averages (78%). However, since the economic recession in 2008 employment growth in Fareham has not kept pace with the Solent LEP and national averages – due to a sharper decline in public sector employment combined with a lower rate of growth among the private sectors. The policies in this Plan aim to redress some of the underlying reasons for the slow growth.

6.3 In addition to supporting existing business to grow and encouraging the formation of new businesses, an important element of the sustainable economic development of the Borough is to attract new investment, both in the form of new businesses moving in and the investment in infrastructure such as superfast broadband and skills training. The Council will work with partners, including the Solent LEP, Hampshire County Council and developers, in order to achieve the necessary infrastructure improvements in order to support the economic development of the Borough.

6.4 In line with the paragraph 82 of the NPPF, it is therefore the aim of the Local Plan to support and facilitate sustainable economic growth and productivity across the Borough through:

a. Setting criteria and identifying strategic sites, for local inward investment to match the strategy and to meet anticipated needs over the plan period.
b. Seeking to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and,
c. Being flexible to accommodate needs not anticipated in the plan, allowing for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

6.5 The delivery of this Plan is set to commence at a time when society is adapting to and recovering from a worldwide pandemic of coronavirus (COVID 19). As well as serious implications for people's health and the NHS, coronavirus COVID-19 is having a significant impact on businesses and the economy. As the background evidence for this chapter and the policies within it was compiled before the pandemic, it would be remiss of the Plan to not acknowledge the long-term implications thereof. It is too early to predict what the implications will be on the local economy in the south Hampshire sub-region, but future reviews of the Plan will need to take a proactive approach to ensuring the local conditions for growth are in place.

6.6 Planning Practice Guidance specifies that the scale of future employment needs requires consideration of both quantitative and qualitative need and a breakdown of those future needs. Sectoral and employment forecasts and projections; demographically derived assessments of labour supply; and past take-up of employment land and property provide a robust idea of future needs.

[28] http://www.nomisweb.co.uk/reports/lmp/la/1946157303/report.aspx?town=fareham

6.7 In March 2021, the Partnership for South Hampshire (PfSH) published its Economic, Employment and Commercial Needs (including logistics) Study setting out the overall need for and distribution of development in South Hampshire, to 2040[29]. The Study was commissioned from Stantec on behalf of the PfSH authorities and is hereon referred to as the Stantec assessment. Fareham Borough Council as a member of PfSH considers this to provide an update to the Business Needs, Site Assessments and Employment Land Study[30] which the Council commissioned in 2019 from Lambert Smith Hampton. Therefore, the employment requirements set out in this policy are based on the Stantec assessment to ensure to provide a more up to date picture of employment need, consistent with published sub-regional evidence.

6.8 The floorspace requirement identified in Policy E1, is derived from the Stantec assessment. This assessment identified the need for 'Office' and 'Industrial' employment uses rather than specific B1 (office), B2 (industrial) and B8 (warehousing and logistics) employment use classes. The amendment to the national use classes order made on 1st September 2020 (to include a new E class combining commercial, business and services uses such as shops, financial and professional services, cafes, offices, research and development, clinics and health centres, day centres and gyms) means that categorising land for 'B class' employment uses is no longer appropriate as a pure B1 use class for office no longer exists. Likewise, the inclusion of E class uses in the allocations would allow for uses that would not normally be considered suitable for those locations. Taking a more flexible approach to uses such as industrial and storage and distribution operations is considered suitable given the similar nature of site requirements given that they are generally considered uses that cannot be carried out in a residential area without detriment to its amenity. Policy E1 therefore identifies a single requirement for employment uses, with site allocations considered flexible for any type of office, industrial and warehousing/logistics employment use for these reasons.

6.9 The floorspace requirement in Policy E1 is consistent with the methodology for undertaking an economic needs assessment as prescribed by the Planning Practice Guidance (PPG). The guidance requires assessments to consider a number of set methods or approaches to assessing employment requirements:

- Past Take-up
- Labour demand (economic forecasts)
- Labour supply

6.10 The Stantec assessment undertook a hybrid assessment of employment need. For office floorspace requirements the need is based on a Labour Demand model (economic forecast) whereas for industrial it is based on past take-up. The study sets out the reasons for doing this and points to the strengths in the industrial market over the past five years as a key driver. However, using past take-up for office need would have resulted in a negative need, and that is neither desirable nor does it align with market conditions. Therefore, a positive approach based on labour demand has been used for office requirements, but given the poor recent trend in office development and having regard to the PfSH 'cities first' approach, the requirement within the study is considered aspirational. This is therefore the case for this policy. This projection of future employment levels and land requirements for the Borough is considered the most up to date and realistic

[29] https://www.push.gov.uk/wp-content/uploads/2021/03/Item-9-Statement-of-Common-Ground-Findings-of-the-Economic-Employment-and-Commercial-Needs-including-logistics-Study-003.pdf
[30] http://www.fareham.gov.uk/PDF/planning/local_plan/LSH_EmploymentStudy.pdf

projection as it considers both past trends and labour demand as set out in the Planning Practice Guidance.

6.11 The overall requirement in the Stantec assessment is for 140,749 sq. m of employment floorspace, based on the period 2019 to 2040. The Local Plan covers the period 2021 to 2037. Using a pro-rata adjustment to align the Stantec assessment to the Local Plan timescale 2021 to 2037 (based on the indicative phasing set out in the assessment) reduces the 'need' to 121,964 sq.m. As completions (13,445 sq.m.) for the years 19/20 and 20/21 have been below the suggested requirement for those years, particularly office development, the Council feels it is prudent to include the requirement for those years as set out in the Stantec assessment within the floorspace requirement figure so to reduce concerns/criticism regarding the employment floorspace in this Local Plan not addressing under delivery since 2019.

6.12 It is important that Fareham plans for an employment need that encourages economic development through promoting a choice of sites and is flexible enough to cater for unforeseen circumstances as set out in chapter 6 of the National Planning Policy Framework. The Local Plan supply contained within the allocations provides for both the quantum of land but also a varied mix of site types, size and locations considered necessary to achieve the economic growth identified within this policy. This approach towards employment land supply is consistent with national policy and guidance and allows for some flexibility in employment land supply in order to enhance the choice and variation afforded to developers and occupiers.

| Floorspace type | Floorspace need[31] (sq. m) |
|---|---|
| **Office**<br>Office, Research & Development | 32,509 |
| **Industrial**<br>Light Industrial, General Industrial, Storage and Distribution | 89,454 |
| **Total** | **121,964** |

***Table 6.1: PfSH Economic, Employment and Commercial Needs (including logistics) Study employment floorspace need 2021-37 for Fareham Borough.***

6.13 The Stantec assessment confirms that the recent past trends in industrial growth show an increase in demand for smaller warehouses and logistics services including last mile delivery. The requirement for this type of space is included in the overall need for industrial space identified in table 6.1. Second guessing logistics in the future is hard, particularly given trends associated with the pandemic, but the growth in requirement of this type of space has a direct influence in the type and number of sites identified as allocations by this Plan.

6.14 This Local Plan includes a supply of sites to ensure that a sufficient quantum and quality of employment sites can be provided to meet the requirement. The Borough is privileged to contain two strategic sites at Welborne and Daedalus that will provide high quality, attractive employment floorspace for years to come, but their size and delivery nature means that a significant amount of floorspace is likely to be delivered later in the Plan period or tied up in larger, more complex land contract arrangements.

[31] Figures rounded.

## Strategic Policy E1: Employment Land Provision

**From 2021 to 2037, provision of approximately 122,000 sq. m. of new employment floorspace will be supported.**

**The following sites, as shown on the Policies map, are allocated for employment uses:**

- **Faraday Business Park, Daedalus**
- **Swordfish Business Park, Daedalus**
- **Solent 2, Whiteley**
- **Land North of St Margaret's roundabout, Titchfield**
- **Land at Military Road, Wallington**
- **Little Park Farm, Segensworth West**
- **Standard Way, Wallington**

### How this policy works

6.15 The Council's evidence base for the Borough's employment growth highlights the need to provide a range of modern good quality floorspace to meet employment forecasts in the Borough. The Council is keen to encourage a diverse range of economic growth and this policy will ensure that the needs of new and growing businesses are met, and the Council will work with businesses and other partners to ensure the sufficient supply of quality employment floorspace.

6.16 This strategic policy acknowledges the National Planning Policy Framework's (NPPF) approach to building a strong, competitive economy, and the commitment to securing economic growth in order to create jobs and prosperity. By providing a range of types of sites in different geographical locations suiting different needs, the Plan will ensure that both short and long term employment need can be provided for, as well as offering choice and flexibility in terms of suitable sites for different uses.

## Employment Allocations

### Why this policy is needed

6.17 In order to meet the Borough's employment floorspace requirement, the Council needs to identify suitable sites that provide a realistic chance of delivery and provide for flexibility and choice. An assessment of the quality and quantum of employment floorspace which could be delivered is contained within the Business Needs, Site Assessments and Employment Land Study. From the proposed sites identified in that study, the following (table 6.2) have been identified as suitable to meet the floorspace requirements identified in this plan. These sites represent those which are considered suitable, available and deliverable through the SHELAA process and other technical evidence. These sites will form the Employment Allocations within this Plan.

6.18 The approach proposed by this Local Plan is to allocate seven sites; Faraday Business Park (Daedalus East), Swordfish Business Park (Daedalus West), Solent 2 Whiteley, Land North of St Margaret's Roundabout, Land at Military Road Wallington, Little Park Farm and Standard Way in addition to the employment allocation at Welborne secured through the Welborne Plan. Four of those sites (Faraday, Swordfish, Solent 2 and Little Park Farm) are existing allocations in the adopted Local Plan Part 2. The Business Needs, Site

Assessments and Employment Land Study concludes that these remain viable and attractive sites and should be considered for allocation through this Plan. The allocation at Welborne will significantly contribute to meeting the Borough's employment need but is not allocated within this Plan as the Welborne Plan is not being superseded. The Welborne Plan secures 105,000 sq.m of mixed employment uses which are considered part of supply for the Borough. 85%[32] of the Welborne allocation is included in the supply in table 6.2 due to the projected phasing of the site. In addition to these sites, additional floorspace will be delivered through extensions and intensification to the existing employment areas in the Borough as set out in Policy E5. Once the sites within this Plan have been completed, they will then be classed as Existing Employment Areas and any subsequent changes of use or redevelopment will need to accord with Policy E5.

| Source | Floorspace Sq.m. |
|---|---|
| *Welborne* | *76,140*[33] |
| Faraday Business Park, Daedalus | 65,100 |
| Swordfish Business Park, Daedalus | 12,800 |
| Solent 2 | 23,500 |
| Land North of St Margaret's roundabout, Titchfield | 4,000 |
| Land at Military Road, Wallington | 4,750 |
| Little Park Farm, Segensworth West | 11,200 |
| Standard Way, Wallington | 2,000 |
| **Totals sq.m.** | **199,490** |

***Table 6.2: Employment Sites to meet the Requirement***

6.19 In order to meet the employment land supply figure in Policy E1, outstanding gains and losses should also be counted towards the target need figure. As of April 2021 (latest available) these stand at 42,660 sq.m. and -396 sq.m. respectively. Table 6.3 shows how the plan proposes to meet the overall employment floorspace through a combination of outstanding gains and losses, and proposed employment allocations (table 6.2). The result of this supply means that the overall employment floorspace need in the Borough of 121,964 sq.m can be met within the Plan period.

| Source | Floorspace Sq.m. |
|---|---|
| Local Plan Requirement 2021 to 2037 | 121,964 |
| Outstanding Gains at 1st April 2021 | 42,660 |
| Outstanding Losses at 1st April 2021 | -396 |
| Potential Floorspace Delivery from identified Employment Land | 199,490 |
| Total Employment Land Supply (shortfall)/Excess | 119,790 |

***Table 6.3: Employment Floorspace Position as at 1st April 2021***

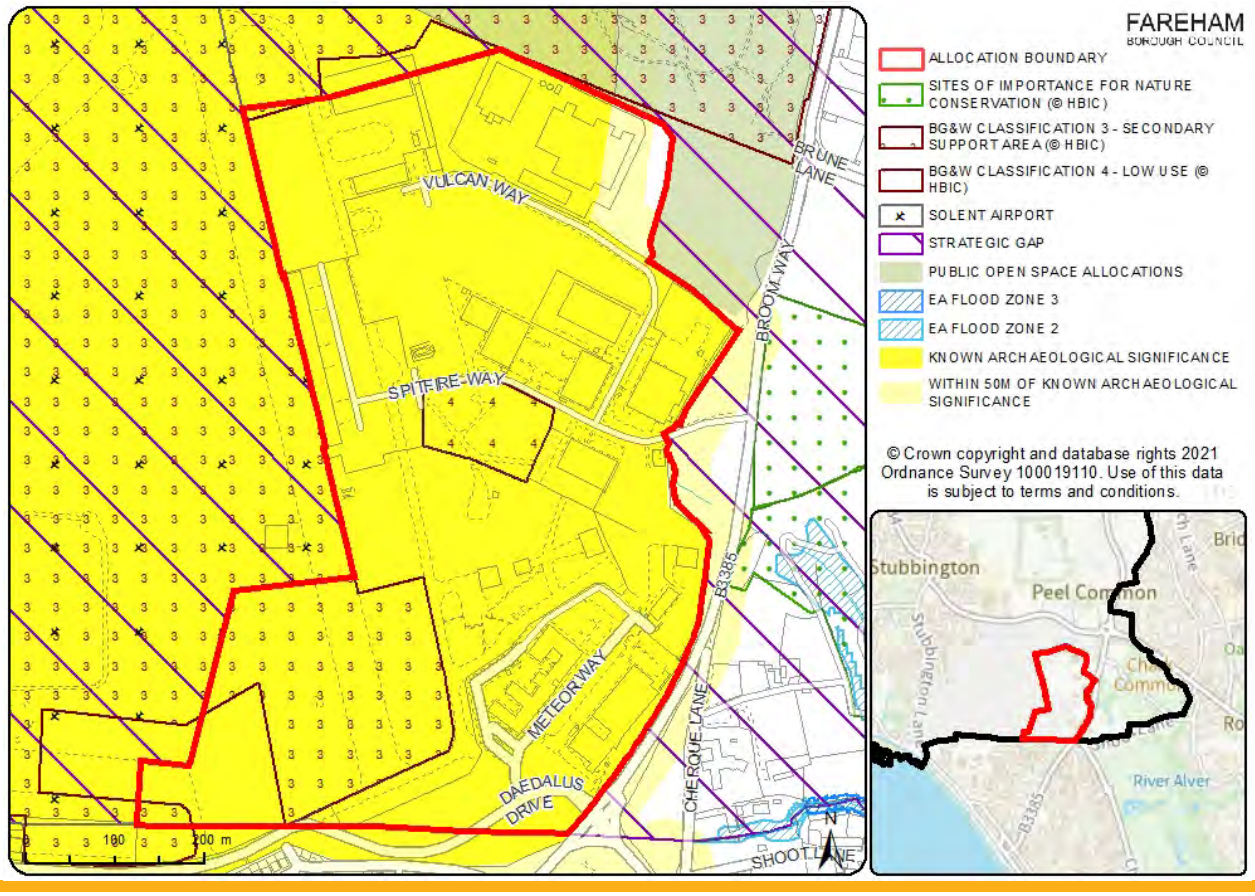
6.20 The policies in this Local Plan secure an overprovision of approximately 120,000 sq.m. compared to the requirement identified by the Stantec assessment. Whilst this is a significant quantum, it is considered an acceptable approach to cater for flexibility and

[32] Welborne phasing within Plan period as of April 2021

[33] Welborne trajectory delivers 90,000m2 gross of new floorspace in the Plan period, but the planning application includes a proposed loss of 13,860 m2 of existing floorspace at Dean Farm.

choice in supply both in terms of time and type of employment space as set out in the NPPF and PPG. The sites at Welborne and Daedalus are also likely to contribute to sub-regional employment demands, particularly for strategic warehouses and logistics needs of varying size further justifying the appropriateness of the oversupply within this Plan. To further promote flexibility and choice, allocations will be allocated for 'employment use', allowing the market to determine whether they come forward for office, industry or logistics. All applications will be expected to address the site-specific criteria in the following site allocations, and where development gives rise to infrastructure needs, financial contributions will be sought in accordance with Policy TIN4 to address needs arising from the development.

| Policy E2: Faraday Business Park | |
|---|---|
| **SHELAA Reference:** 3113 | |
| **Name:** Faraday Business Park | **Proposed Use:** Employment with ancillary uses |
| **Location:** Daedalus East, Stubbington | **Capacity:** 65,100 sq. metres (in addition to 28,000 sq. metres already consented) |
| **Size:** 37.91 ha | |




This is an extension and intensification of the strategic employment allocation within the adopted Fareham Local Plan Part 1 (2011). Development in addition to that permitted by outline planning permission shall be granted where proposals meet the following site-specific requirements:

a) Proposals shall contribute towards the delivery of a minimum of 65,100 sq.m of employment floorspace and ancillary uses in line with the Daedalus Vision including R&D, convenience, childcare and education and training of pilots (in addition to the 28,000 sq.m already permitted); and

b) Primary vehicular access shall be obtained from Broom Way; and

c) Proposals shall have no adverse impacts on the existing or future viability of Solent Airport; and

d) New buildings and extensions shall be of high-quality design and where appropriate, in keeping with the style and appearance of existing development; and

e) Proposals shall meet the requirements of Policy NE5 for Solent Waders and Brent Geese, and

f) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as adjacent supporting sites for Brent Geese and Waders; and

g) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

h) Ensures adequate surface water drainage is provided on site and addressed through a Drainage Strategy; and

i) Traffic increases are minimised through the provision of new and improved walking and cycling connectivity.

j) Contamination assessments (in accordance with Policy D2) shall be carried out prior to the commencement of development of each individual parcel; and

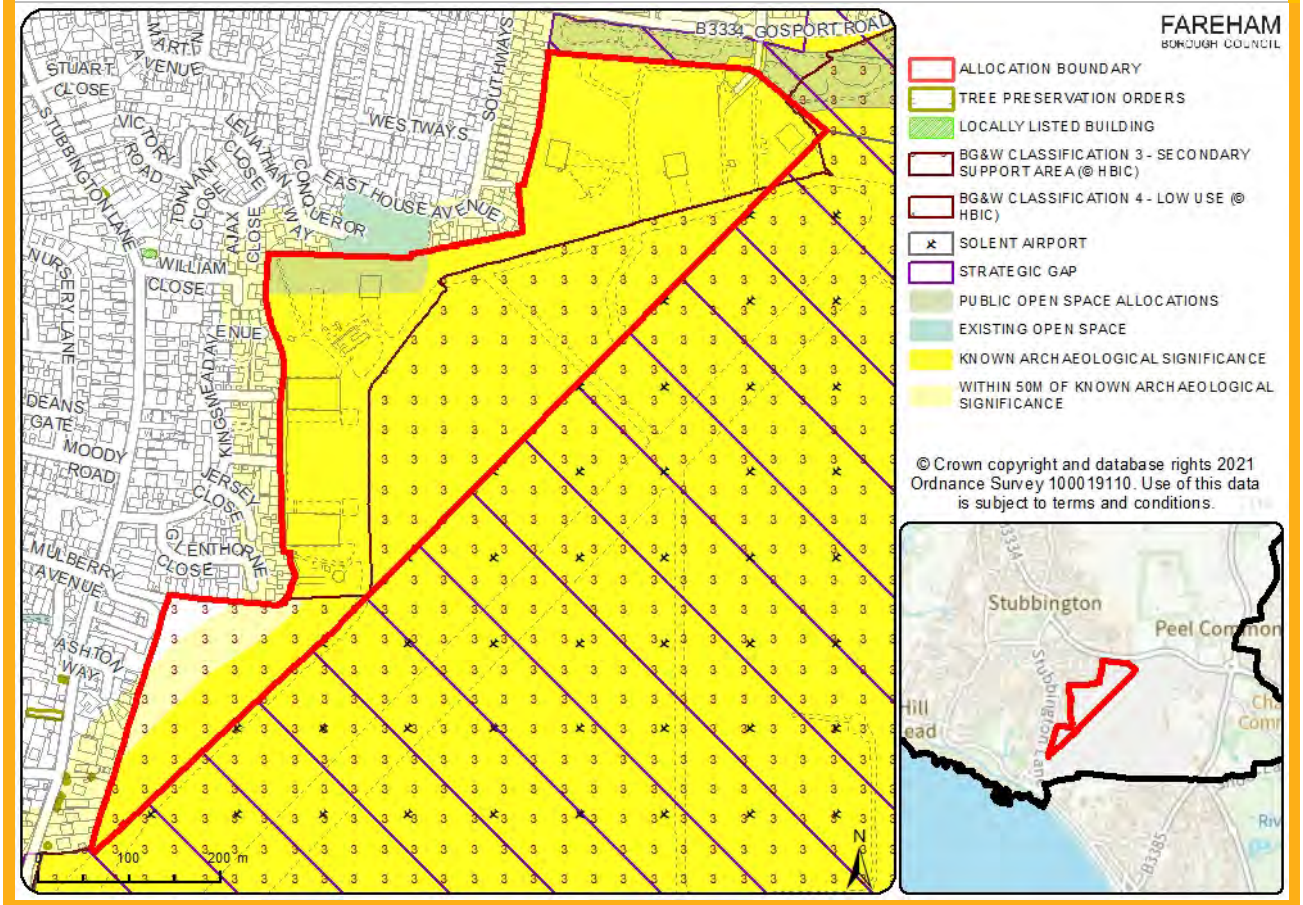
k) Consultation with Historic England on an assessment of the historic significance of any buildings to be lost, and

l) Consideration of the need for future access to existing underground wastewater infrastructure for maintenance and upsizing purposes shall be considered in design and layout; and

m) The site is within a Minerals Consultation Area. Minerals extraction may be appropriate, where environmentally suitable, subject to confirmation of the scale and quality of the resource; and,

n) Infrastructure provision or contributions shall be provided in line with Policy TIN4.

| Policy E3: Swordfish Business Park | |
|---|---|
| **SHELAA Reference:** 3114 | |
| **Name:** Swordfish Business Park | **Proposed Use:** Employment with ancillary uses |
| **Location:** Daedalus West, Stubbington | **Capacity:** 12,800 sq. metres (in addition to 22,000 sq.m already consented or retained) |
| **Size:** 20 ha | |




This is an extension and intensification of the strategic employment allocation within the adopted Fareham Local Plan Part 1 (2011). Development in addition to that permitted by outline planning permission shall be granted where they meet the following site-specific requirements:

a) Proposals shall contribute towards the delivery of 12,800 sq.m of employment floorspace and ancillary uses in line with the Daedalus Vision including R&D, convenience, childcare and education and training of pilots (in addition to the 22,000 sq.m already permitted); and

b) Primary vehicular access shall be obtained from Gosport Road; and

c) Proposals shall have no adverse impacts on the existing or future viability of Solent Airport; and;

d) New buildings and extensions shall be of high-quality design and where appropriate, in keeping with the style and appearance of existing development; and

e) New buildings and extensions on the western boundary of the site will have regard to the scale of surrounding residential land uses, and

f) Proposals shall meet the requirements of Policy NE5 for Solent Waders and Brent Geese, and

g) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as adjacent supporting sites for Brent Geese and Waders; and

h) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

i) Ensures adequate surface water drainage is provided on site and addressed through a Drainage Strategy; and

j) Traffic increases are minimised through the provision of new and improved walking and cycling connectivity, and

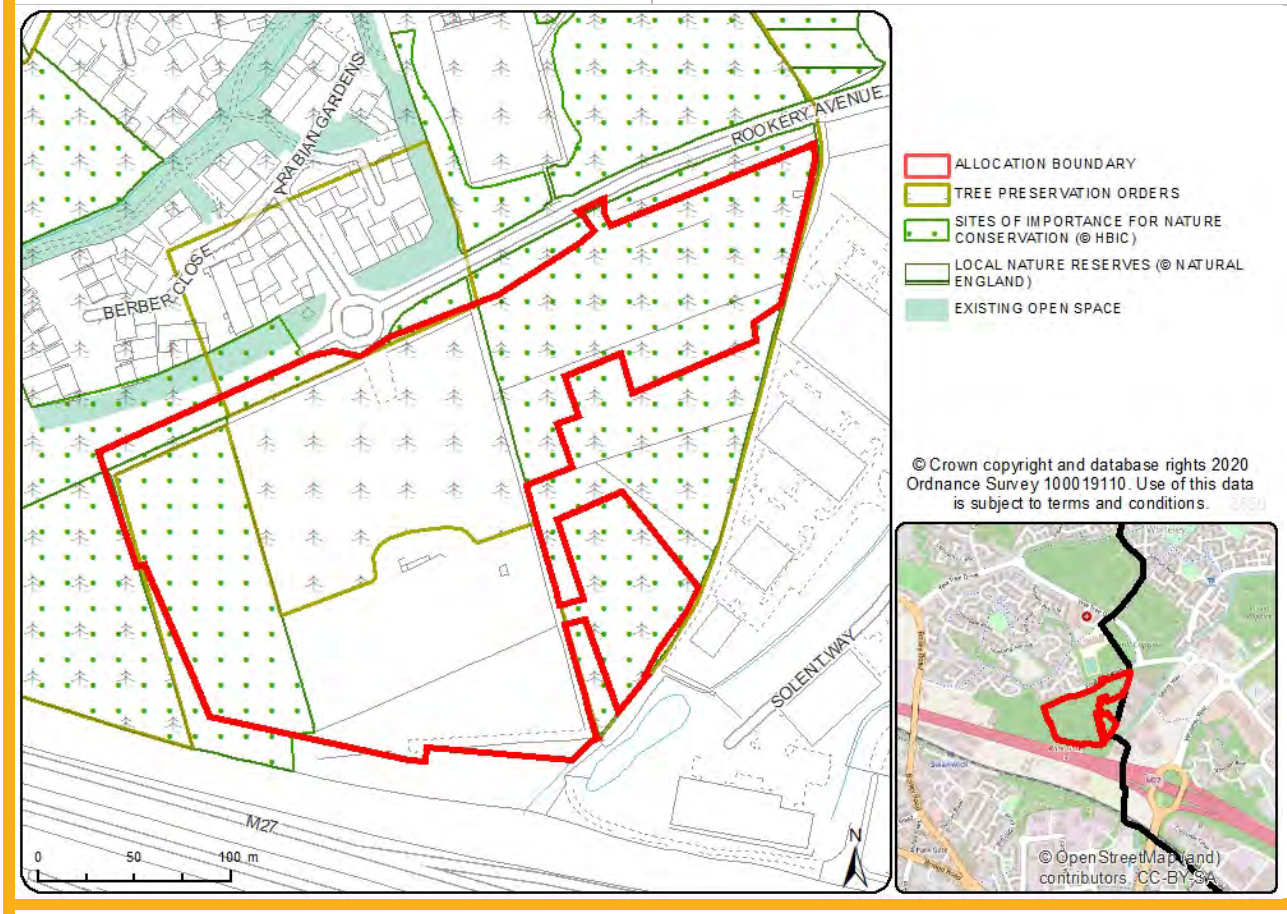
k) Contamination assessments (in accordance with Policy D2) shall be carried out prior to the commencement of development of each individual parcel; and

l) Consultation with Historic England on an assessment of the historic significance of any buildings to be lost, and

m) Appropriate utilities and services shall be provided for; and

n) Infrastructure provision or contributions shall be provided in line with Policy TIN4.

| Policy E4: Solent 2 | |
|---|---|
| **SHELAA Reference:** part of 124 (ID 2850) | |
| **Name:** Solent 2 | **Proposed Use:** Employment |
| **Location:** Solent Business Park, Rookery Avenue, Whiteley | **Capacity:** 23,500 sq. metres |
| **Size:** 5.9 ha | |




This is an existing employment allocation within the adopted Fareham Local Plan Part 2 (2015). Development should be built in accordance with the outline planning permission; however, any subsequent planning application shall be granted where they meet the following site-specific requirements:

a) The quantum of employment floorspace shall be broadly consistent with the indicative site capacity; and

b) Primary vehicular access shall be obtained from Rookery Avenue; and

c) Development will be required to demonstrate how it complies with Strategic Policy NE1 with regards to impacts on the local ecological network. Proposals will be required to demonstrate how they will protect existing woodland and avoid habitat severance on site and include appropriate mitigation and compensation for any loss of protected trees. Where impacts cannot be avoided or adequately mitigated, a comprehensive compensation package should be required that addresses the loss of all priority habitat on site; and

d) In accordance with Policy NE6, proposals shall be informed by a comprehensive tree assessment which identifies protected and important trees and incorporates their retention (in sufficient space) within the development layout. Where the loss of protected trees cannot be avoided, appropriate mitigation and compensation should be identified; and

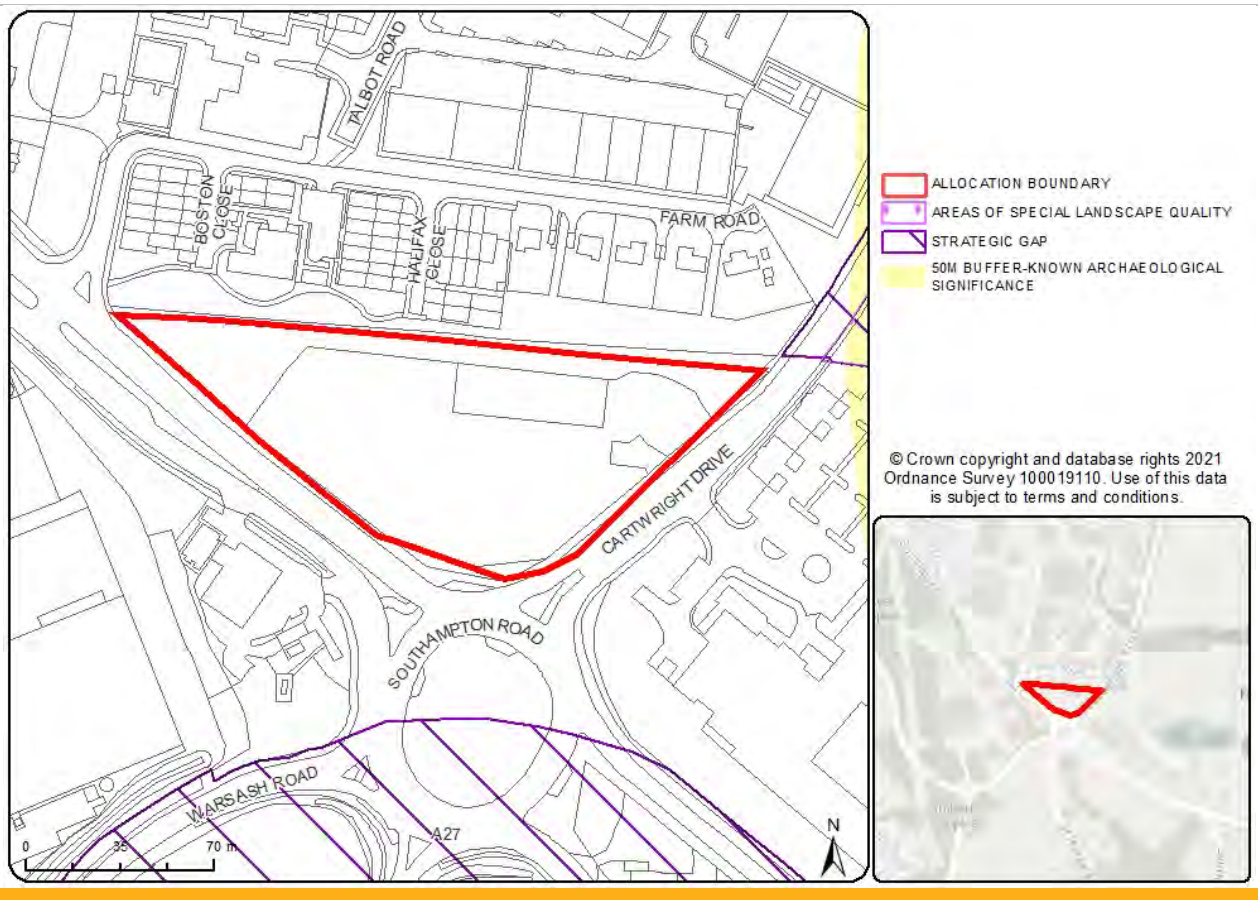
e) Provision of a noise assessment that identifies appropriate mitigation to address noise from the M27; and

f) Provision of site drainage details, showing how the small watercourse on the site will be incorporated and managed within development proposals; and

g) Proposals shall identify and incorporate new and improved pedestrian and cycle links to both Gull Coppice local centre and Swanwick Station; and,

h) Infrastructure provision or contributions shall be provided in line with Policy TIN4.

| Policy E4a: Land North of St Margaret's Roundabout, Titchfield | |
|---|---|
| **SHELAA Reference:** 205 | |
| **Name:** Land North of St Margaret's Roundabout | **Proposed Use:** Employment |
| **Location:** Land North of St Margaret's Roundabout, Titchfield | **Capacity:** 4,000 sq. metres |
| **Size:** 1.23 ha | |




Proposals should meet the following site-specific requirements:

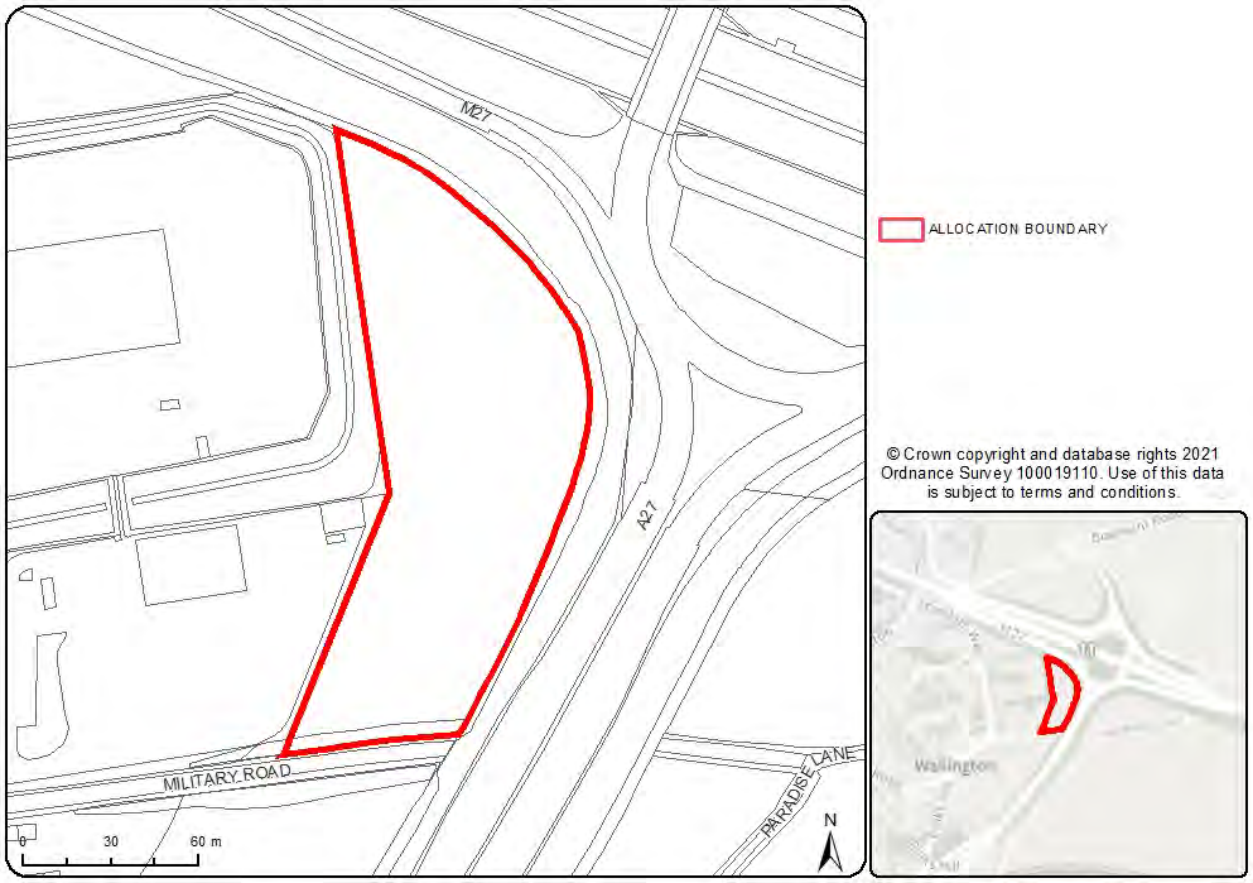
a) The quantum of employment floorspace shall be broadly consistent with the indicative site capacity; and

b) Primary vehicular access shall be obtained from Cartwright Drive; and

c) If for Industrial use, provision of a noise assessment that identifies appropriate mitigation to address noise impact on neighbouring residential properties; and

d) Infrastructure provision or contributions shall be provided in line with Policy TIN4.

| Policy E4b: Land North of Military Road, Wallington | |
|---|---|
| **SHELAA Reference:** 3034 | |
| **Name:** Land North of Military Road, Wallington | **Proposed Use:** Employment |
| **Location:** Wallington | **Capacity:** 4,750 sq. metres |
| **Size:** 1.23 ha | |




Proposals should meet the following site-specific requirements:

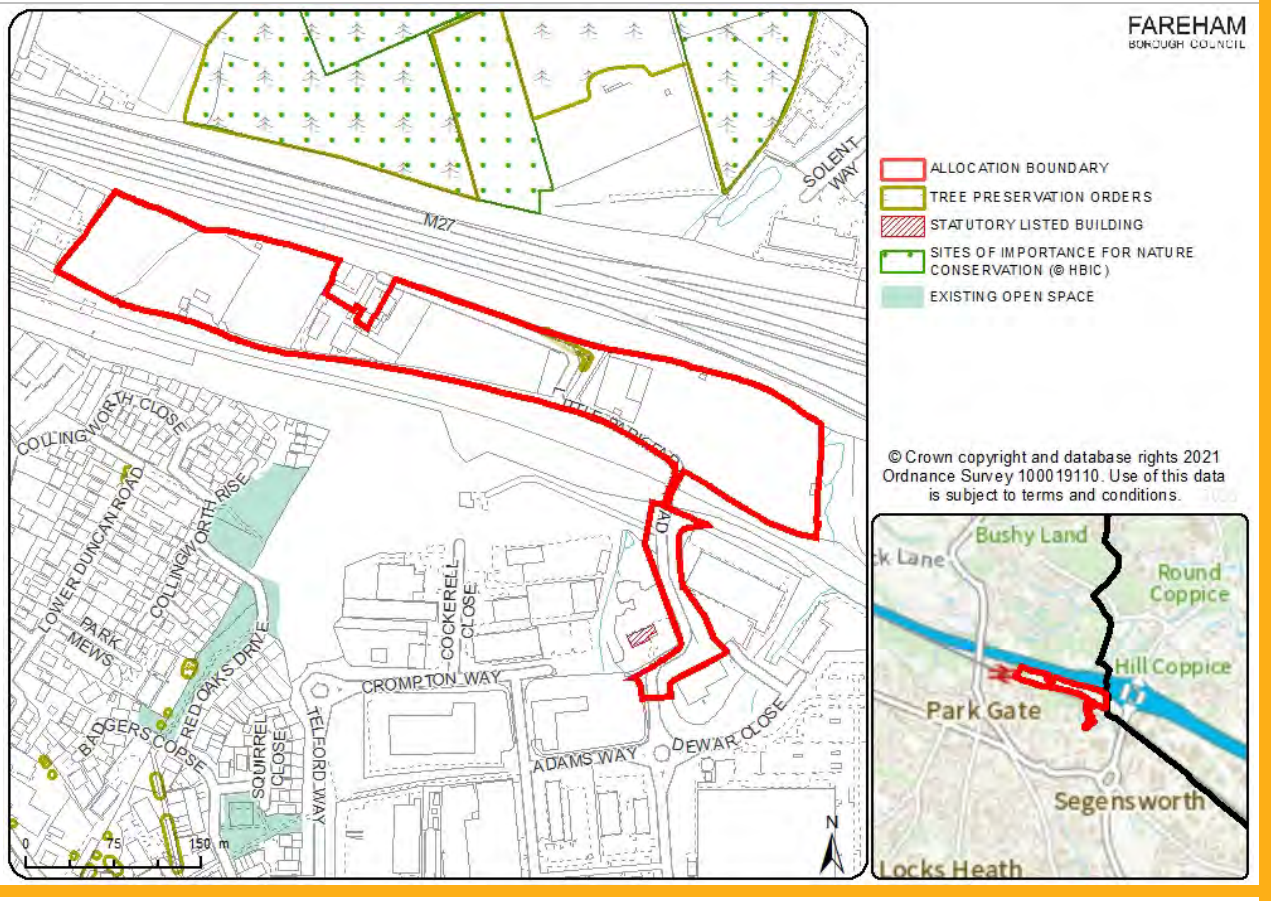
a) The quantum of employment floorspace shall be broadly consistent with the indicative site capacity; and

b) Primary vehicular access shall be obtained from Military Road; and

c) Provision of safe pedestrian and cycle connections to connect to local network; and

d) Infrastructure provision or contributions shall be provided in line with Policy TIN4.

| Policy E4c: Little Park Farm, Segensworth West | |
|---|---|
| **SHELAA Reference:** 3025 | |
| **Name:** Little Park Farm | **Proposed Use:** Employment |
| **Location:** Little Park Farm Road, Segensworth | **Capacity:** 11,200 sq. metres |
| **Size:** 5.73 ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of employment floorspace shall be broadly consistent with the indicative site capacity; and

b) Primary vehicular access shall be obtained from Little Park Farm Road; and

c) Provision of safe pedestrian and cycle connections to connect to local network; and

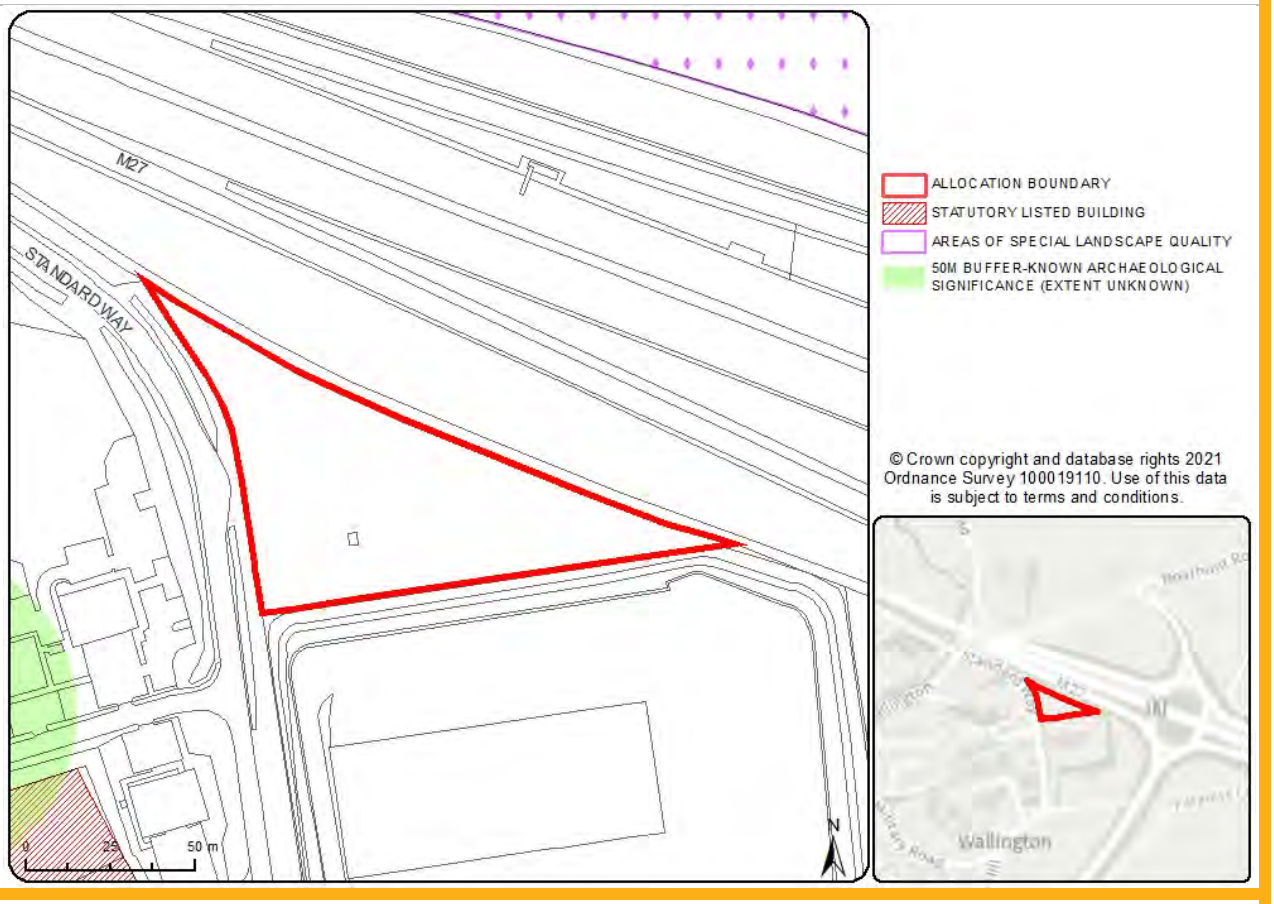
d) Proposals must not have an unacceptable adverse impact on the environmental conditions of the adjacent existing residential properties and adjoining land, including a retained access during construction; and

e) Provision of satisfactory ecological strategy including a comprehensive mitigation and enhancement strategy; and

f) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions in accordance with Policy NE6; and

g) Infrastructure provision or contributions shall be provided in line with Policy TIN4.

| Policy E4d: Standard Way, Wallington | |
|---|---|
| **SHELAA Reference:** 20 | |
| **Name:** Standard Way | **Proposed Use:** Employment |
| **Location:** Standard Way, Wallington | **Capacity:** 2,000 sq. metres |
| **Size:** 0.6 Ha | |




Proposals should meet the following site-specific requirements:

a) The quantum of employment floorspace shall be broadly consistent with the indicative site capacity; and

b) Primary vehicular access shall be obtained from Military Road; and

c) Provision of safe pedestrian and cycle connections to connect to local network; and

d) Infrastructure provision or contributions shall be provided in line with Policy TIN4.

**How this policy works**

6.21 The allocation policies identify the sites considered suitable, available and deliverable to deliver the employment floorspace requirements identified in Policy E1. It is recognised that the proposed supply of employment floorspace exceeds the floorspace requirement identified, but this is considered desirable as it allows for flexibility in the delivery of sites over the plan period and flexibility for the market should actual take-up be greater than that which is anticipated and being planned for. The take-up of sites will be subject to regular monitoring and reporting through the Authority Monitoring Report and should monitoring demonstrate that take-up is less than that being planned for, the floorspace requirement will be reviewed through the review of the Plan.

6.22 A comprehensive summary of conditions and constraints for each site allocation, together with all other promoted or identified sites is available in the Strategic Housing and Employment Land Availability Assessment (SHELAA) and should be referred to alongside the Local Plan.

6.23 The Policies Map shows all site-specific allocations together with other site-specific policies of the Local Plan such as urban area boundaries, designated public open space and the boundary of Fareham Town Centre.

6.24 There are a number of specific points in relation to the allocations which will need to be addressed. With regards to the Faraday and Swordfish sites at Daedalus, any development will be expected to accord with the Daedalus Vision document. This is a strategic employment site of sub-regional importance and is recognised through its status as the Solent Enterprise Zone. The site currently has an outline planning consent for around 50,000 sq.m across both business parks. The masterplan proposals for Faraday Business Park (93,100 sq.m.) and Swordfish Business Park (34,800 sq.m.) would see the delivery of around 127,000 sq.m of employment space to be achieved. Approximately 20,000 sq.m of the total floorspace of the whole site is identified as airside hangar space, categorised within the assessment as B8 employment use.

6.25 Solent 2 is located on Rookery Avenue in Whiteley and forms part of the wider Solent Business Park (the majority of which is located within Winchester District). The site is in a strategic location next to Junction 9 of the M27 and benefits from an existing employment allocation within Local Plan Part 2 (2015). Planning permission was granted in 2008 for 23,500 sq.m of office floorspace, which has yet to be built out, however the permission remains extant and the site is now undergoing renewed marketing and promotion for employment uses. Any proposals at this site will be required to demonstrate how they are compliant with Strategic Policy NE1 with regards to impacts on the local ecological network in this locality. Applicants will be required to demonstrate how they will protect existing woodland and avoid habitat severance on site and include appropriate mitigation and compensation for any loss of protected trees.

6.26 The sites at Land North of Military Road and Standard Way whilst benefiting from existing access to Standard Way will see a distribution of traffic and increased use of Pinks Hill during peak times. Pinks Hill is not adopted public highway and is currently not suitable for such an increase in movements. The Highway Authority has recommended improvements required to this road to make the development at these two sites acceptable and ensure that there is no detrimental impact on public safety. Therefore, the sites at Land North of Military Road and Standard Way will be required to pay a financial contribution to provide

the improvements to Pinks Hill through Policy TIN2 and TIN4 as recommended by the Highway Authority.

## Existing Employment Areas

**Why this policy is needed**

6.27 In addition to new employment floorspace that is required, the Council recognises the need to support the Borough's existing businesses and allow changes in circumstances to be supported. This includes the need to secure modern employment stock to replace properties that are reaching the end of their functional life.

6.28 The majority of employment uses are located within the Borough's allocated Existing Employment Areas. These sites are considered to be the strategic employment areas for traditional 'B' class employment uses in the Borough, which generally provide the infrastructure and facilities required to enable their continued role and function. There are a number of other sites that contain small scale businesses that do contribute to overall economic development in the Borough, but they are not considered to be of a strategic nature in a Borough context or not traditional office or industry use. The supply of employment land and premises is crucial to enhance the economic competitiveness of the Borough and deliver sustainable economic growth. Sites within the Employment Areas are particularly valuable and the loss of land in these areas to non-employment uses could generate the additional pressure for the release of land in less acceptable locations. The Employment Areas are therefore protected for B Class uses and as such the loss of these sites to alternative uses will not be acceptable unless the criteria set out in the policy can be satisfied.

6.29 The overall target for new employment floorspace can be met through the proposed employment allocations. However, the Council does not want to prevent suitable economic development in existing employment locations which contribute to the local economy. As such, the Existing Employment Areas policy enables business in those sites to intensify or expand, where appropriate and necessary. The NPPF states that policy should be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances. It is therefore part of this Plan to look favourable on applications in existing employment areas in situations where there is no other policy constraint.

### Policy E5: Existing Employment Areas

**The existing Employment Areas (as shown on the Policies map) will be protected for existing and new office, general industrial and storage and distribution employment uses.**

**Proposals for the extension of new buildings and intensification of land for employment uses within an existing Employment Area will be supported where it can be demonstrated that:**

a. **It would facilitate the creation of additional employment floorspace; and**
b. **The development complies with Policy TIN1 and provides acceptable levels of parking.**

**Proposals that will result in the loss of land and/or buildings to uses other than employment within an Existing Employment Area will be permitted where policy requirements are demonstrated together with the following:**

i. **The proposals are not for residential development; and**
ii. **All appropriate alternative forms of employment use have been dismissed as unsuitable or unviable; and**
iii. **It can be clearly demonstrated that the land or building is not fit for purpose and modernisation or redevelopment for employment uses would be unviable; and**
iv. **The proposals are accompanied by details of marketing of the vacant site/building covering a period of not fewer than twelve months; and**
v. **Where proposals are for 'main town centre uses'[34], such as retail and leisure facilities, but excluding offices, a full sequential assessment will be required as part of a planning application.**

**How this policy works**

6.30 The re-use, regeneration and making more efficient use of existing employment land is consistent with the principles of 'sustainable economic growth'. Policy E5 supports that intention by providing the framework to allow the regeneration and rejuvenation of the Borough's Existing Employment Areas. The Council also recognises that the addition of complementary uses within Employment Areas can support the operation and function of those areas and can encourage prospective tenants/occupiers to these sites by improving the viability of future schemes.

6.31 As shown on the Policy map, the following sites are designated as existing employment areas:

- Furzehall Farm, Wickham Road
- Kites Croft Business Park, Southampton Road
- Segensworth South Industrial Estate, Southampton Road
- Spurlings Industrial Estate
- Swanwick Business Park & Oslands Court, Bridge Road
- Fareham Industrial Estate and Broadcut
- Castle Trading Estate & Murrills Estate, East Street
- North Wallington, Standard Way
- Newgate Lane & Speedfields Park
- Fort Fareham, Newgate Lane
- Palmerston Business Park, Newgate Lane
- Segensworth East Industrial Estate, Brunel Way & Barnes Wallis Road
- Segensworth West Industrial Estate, Little Park Farm Road
- Park Gate Employment Area, Botley Road
- Park Gate Business Centre, Botley Road
- Fareham Point, Wickham Road
- West End (west), Station Roundabout
- Boatyard Industrial Estate, Mill Road
- Funtley Court, Funtley Hill
- The Tanneries, Titchfield Hill

[34] As defined by the Framework

- Brook Avenue, Brook Lane
- Warsash Village Centre, Shore Road
- Salterns & Delta Business Park, Salterns Lane
- 242-248 Gosport Road
- Blackbrook Road Industrial Estate
- Waterside House, Delme Roundabout
- Cams Estate, Cams Hill
- National Air Traffic Services (NATS), Sopwith Way
- South of Solent Way, Whiteley
- High Walls, East Street
- Castle Court, Castle Street
- Kiln Acre, Wickham Road
- Parkway, Wickham Road

6.32 Flexibility is provided to allow, under certain circumstances, the reuse of vacant land or buildings in Employment Areas with economic development, as defined by the Framework. Where proposals are for 'main town centre uses'[35], such as retail and leisure facilities, but excluding offices, a full sequential assessment as set out in paragraph 87 of the NPPF will be required as part of a planning application.

6.33 The redevelopment and change of use aspects of the policy identifies that market conditions will be taken into account when determining applications for a non-employment use(s). The Council will require evidence that market conditions indicate that the site is unsuitable for future employment uses. Sites will need to have been marketed at a reasonable value for at least 12 months (ending within 3 months of the submission of the planning application) with no interest from prospective buyers/tenants. In order to establish whether the marketing exercise has been satisfactorily comprehensive, applicants will be expected to submit details of the vacancy, the agents used to promote the sale/letting (including contact details), advertising methods used, information regarding any interest received during that time and why any interest (if any) was not pursued.

6.34 If the Council receives a proposal that will result in the loss of a property or site in employment use that is currently occupied when the proposal is submitted, information from the applicant will be required on; the number of businesses occupying the site/premises, the remaining lease length for each of the occupiers, the number of employees at the occupiers and evidence that alternative accommodation is available in the local area that is suitable for the business to enable them to relocate. The Council also requires applicants to demonstrate that there are strong economic reasons to underpin the change of use away from employment uses. Applicants should consider the following:

- Whether the proposal would undermine the function of the Existing Employment Area by negatively impacting upon established neighbouring uses; and,
- Whether the proposals would harm the businesses currently established at the site, for example by requiring them to relocate (prior to the termination of their lease) when no suitable alternative accommodation is available in the local area and it can be demonstrated that the relocation of the business would impact upon its operation and sustainability.

[35] As defined by the Framework

## Waterfront Sites

### Why this policy is needed

6.35 Paragraph 83 of the NPPF requires policies and decisions to recognise and address the specific locational requirements of different sectors. Waterfront sites, including boatyards, are of primary importance to supporting the marine and maritime sector in the Borough and wider South Hampshire area. The importance of waterfront sites to the local economy is significant in terms of job creation and in terms of facilitating boating tourism to the Borough. The strategic importance of boatyards, and particularly the clusters of them, is identified in the Maritime Futures: Solent Waterfront Sites (2015)[36] study and Local Industrial Strategy produced by the Solent LEP.

### Policy E6: Boatyards

**The following existing boatyards (as shown on the Policies map) will be retained for marine related employment uses unless it can be demonstrated that such uses are no longer financially viable:**

**a. Eastlands Boatyard, Coal Park Lane, Swanwick**
**b. RK Marine, Bridge Road, Swanwick**
**c. Swanwick Marina, Bridge Road, Swanwick**
**d. Universal Marina, Crableck Lane, Sarisbury Green**
**e. Stone Pier Yard, Shore Road, Warsash**
**f. Wicor Marine, Cranleigh Road, Portchester**
**g. Lower Quay, Fareham**

**The extension and intensification of existing boatyards will be permitted where it relates to boat building, repair, maintenance, fitting out or other ancillary uses.**

**Proposals must demonstrate that they do not cause unacceptable harm to:**

**i. safety and ease of navigation on the river or have a detrimental impact on the nature conservation, landscape or heritage value of the River Hamble; and**
**ii. public access along or to the coast.**

### How this policy works

6.36 The retention of existing boatyards and allowing appropriate and necessary development are a key part of ensuring the marine industry continues to thrive in Fareham Borough. Such development should be in accordance with other policies in the Local Plan and should not be at the expense of the special landscape character and conservation value of the Borough's coastal areas.

[36] Available at https://solentlep.org.uk/media/1341/maritime_futures_-_solent_waterfront_sites_-_169_15_.pdf

## Solent Airport

### Why this policy is needed

6.37 The airfield at Daedalus herein called Solent Airport, is steeped in military history but since being decommissioned in 1996 had fallen into disrepair until it was acquired by the public sector in the late 2000's and secured status as one of 24 Enterprise Zones nationally, in 2011.

6.38 Solent Airport is mainly used for general aviation purposes, and comprises principal and secondary runways, taxiways, aprons, and a number of buildings. Some of the buildings have reached the end of their useful life. The broad spectrum of aviation activity includes aircraft manufacture, flying schools, helicopter movements, unmanned aerial vehicles (UVAs), aircraft maintenance as well as private and commercial flying. Currently, Solent Airport has consent for up to 40,000 flight movements per year.

6.39 HM Maritime and Coastguard Agency also operates its Search and Rescue helicopter service from the site and completed a new training facility in 2015. The airport has seen recent runway improvements, and the airfield has successfully secured an Aerodrome license from the Civil Aviation Authority and obtained Border Force approval for overseas flights to/from the EU, Isle of Man and Channel Islands

6.40 Fareham Borough Council acquired the site in 2015 and after extensive engagement formally adopted the Daedalus 'Vision and Outline Strategy'[37]. The aspiration for the airport is for it to become a premier location for aviation, aerospace engineering and advanced manufacturing businesses, creating many skilled employment opportunities for local people, which is under-pinned by a vibrant and sustainable airport.

### Policy E7: Solent Airport

**The area defined as Solent Airport (as shown on the Policies map) will be retained for airport related uses to support aviation activities, unless it can be demonstrated that such uses are no longer financially viable.**

### How this policy works

6.41 To help deliver the vision, this policy will allow the airport to bolster and grow on the existing general aviation uses, supporting the airport to become an attractive destination for visiting aircraft, offering the hangars, facilities and services to attract more corporate and commercial aviation activities, allowing it to be self-sustaining in the medium term and contribute positively to the local community.

[37] http://www.fareham.gov.uk/PDF/business/daedalus/vision.pdf

# RETAIL AND COMMUNITY FACILITIES



## Retail and Town/District Centres

7.1 The Council's Corporate Strategy includes the priority to "Maintain and extend prosperity by working with others to support and promote the economic vitality of the Borough, developing and improving vibrant town and district centres offering a range of shopping, leisure and employment opportunities". This is supported in the Local Plan's vision that Fareham Borough will have a strong and diverse economy, with the retention of the Borough's retail areas and the strategic priority to "Provide a sustainable and vibrant future for Fareham Town Centre, District Centres and other retail areas, maintaining and improving their vitality and viability".

7.2 This chapter explains the retail centre needs in the Borough having considered the position now, projections ahead until 2037 and, where appropriate, retail and leisure provision beyond the Borough boundaries. The policies in this chapter have been reviewed in light of the changes to the use class order[41] which came into force on 1st September 2020.

## Retail Hierarchy and Protecting the Vitality and Viability of Centres

**Why this policy is needed**

7.3 Town, district and local centres together with smaller parades of shops and services are at the heart of the Borough's communities and provide the focus for where people live, work, shop and visit. The centres provide vital services and facilities serving the surrounding population and communities. In line with the NPPF, this policy establishes the hierarchy of centres in the Borough and seeks to support the continued, and where possible improved, vitality and viability of the Borough's centres, setting out the hierarchy of the centres to encourage the suitable location of shops and services.

### Strategic Policy R1: Retail Hierarchy and Protecting the Vitality and Viability of Centres

**The retail hierarchy (as shown on the Policies map) in Fareham Borough is set out in table 7.1.**

**Where planning permission is required, main town centre uses, as defined in the National Planning Policy Framework (NPPF), will be permitted within the defined town, district and local centres and small parades in accordance with the retail hierarchy, provided that they:**

- **are designed at a scale and character which reflects the role, function and distinctive qualities of the centre; and**
- **support or improve the centre's vitality and viability; and**
- **contribute to meeting the identified retail floorspace need in the Borough as set out in table 7.2.**

**Any proposals for retail uses should be directed to the Primary Shopping Area.**

**Any development that would significantly harm the vitality and viability of a defined centre or small parade will not be permitted.**

[41] https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksi_20200757_en.pdf

**Proposals shall seek to enhance the vitality and viability of all centres or parades by: -**

a. **retaining an active shop window display and offer a direct service to the public; and**
b. **maximising opportunities for the efficient use of upper floors through either the conversion to residential use or the provision of other main town centre uses; and**
c. **where possible, provide outside tables and seating (including covered seating areas) in pedestrianised areas of the town and district centres, where appropriately designed.**

**Changes of use at any of the centres or small parades will be permitted where any proposed increase in the retail offer provides, or can be served by existing, satisfactory parking provision arising from the needs of the proposal.**

**Proposals that will result in the expansion of existing local centres or parades will be permitted providing that the proposal is of an appropriate scale and physically adjacent to the existing centre or parade and are in accordance with the retail hierarchy.**

**How this policy works**

7.4 The retail hierarchy as set out in table 7.1 identifies the right type and scale of uses to the appropriate centre, so that every day needs are met at a local level and wider needs accommodated in the larger centres.

| | |
|---|---|
| 1. Primary Shopping Area, Fareham Town Centre | The town centre serves the Borough as a whole, being the main comparison shopping destination and is the main focus for leisure, entertainment and cultural activities. |
| 2. District Centres – Locks Heath, Portchester, Stubbington, Welborne | The district centres provide day to day food and grocery shopping facilities and non-retail services serving their local communities. |
| 3. Local Centres - Broadlaw Walk (Fareham), Gull Coppice (Whiteley), Highlands Road (Fareham), Park Gate, Titchfield, Warsash and Welborne | The local centres and parades providing a basic range of shops, community uses and services, meeting the needs of the local catchment. |
| 4. Small Parades - Fareham (Anjou Crescent, Arundel Drive, Fairfield Avenue, Gosport Road, Greyshott Avenue, Miller Drive, Westley Grove/Redlands), Hill Head (Crofton Lane), Portchester (White Hart Lane), Sarisbury Green (Barnes Lane, Bridge Road), Titchfield Common | The small parades providing a basic range of small shops and services of a local nature within walking distance, reducing the need to travel by car for everyday essentials. |

| | |
|---|---|
| (Hunts Pond Road) and Warsash (Warsash Road/Dibles Road) | |

***Table 7.1: The Retail Hierarchy***

7.5 The centres are defined on the policies map and the hierarchy of centres underpins the town centre first approach, identifying it as the main focus for retail and leisure development.

7.6 Fareham Town Centre is the dominant town centre in the Borough. To ensure it continues to fulfil its role, the majority of new retail and town centre development will be directed to Fareham Town Centre in line with the Council's Town Centre Vision 2017[42]. The District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Fareham Town Centre new retail and town centre development will also be directed to the District Centres. The Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

7.7 All retail and town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed. A sequential approach will be used to assess proposals for new retail and town centre development. This will help to achieve the spatial strategy for the Borough and will focus development on identified centres in the first instance.

7.8 Proposals in Fareham Town Centre which lead to a diverse range of complementary evening and night-time uses will be encouraged. Regeneration and redevelopment opportunities will be supported that reflect the role and relationships of the centres in the Borough's retail hierarchy. Opportunities to provide further residential development in the centres (without undermining the shopping frontages) will be encouraged as residential development can play an important role in supporting the vitality of the centres in the retail hierarchy and make a valuable contribution to the Borough's housing need. In all instances however, the location and provision of residential development should not undermine the core functions, and thus the vitality and viability of, the centres.

7.9 Units that sell hot food, including takeaways, can contribute to the vitality and viability of a centre particularly when they are also open during the daytime or are not excessively concentrated in one particular frontage. Such uses are most appropriately located in town, district and local centres or small parades. However, such uses can also cause amenity issues due to unreasonable noise, odour and litter disturbances, due in part to opening times and the type of service provided. Careful consideration will need to be given to proposals for hot food takeaway use to ensure that they respect the character of the area, protect the amenity of nearby residents and have appropriate extraction systems. Other policies within this plan relating to design and amenity address the majority of these considerations.

7.10 The Fareham Retail and Commercial Leisure Study Update (2020)[43] identified the relative health of the centres in the Borough, which have a vacancy rate which is broadly consistent with the national average. In 2018 there was a vacancy rate of 8.9% across all the town, district, local centres and parades compared to a national average at that time

[42] https://moderngov.fareham.gov.uk/documents/s18828/R10%20-%20Appendix%20A%20-%20Fareham%20Vision.pdf
[43] Available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

of 11.8%. To maintain and improve the health of the centres it is important that the quality of these centres is maintained as this is critical to their success. This policy is intended to support the continued function, vitality and viability of the various centres by allowing flexibility of town centre uses, maximising the use of upper floors and supporting the retention of an active street frontage.

7.11 The retail floorspace expectations outlined in the adopted Welborne Plan (2015) have been reflected in the hierarchy, with the Welborne centre being placed as a 'District Centre' and the village centre being placed as a 'Local Centre' in the Borough's hierarchy of centres. The retail, commercial and leisure provision to be provided at Welborne Garden Village has been taken into account in assessing the future needs of the Borough.

7.12 With the exception of the Welborne district and local centres, which will only be confirmed at the detailed planning stage of the proposals for the Welborne site, the boundaries of the town, district and local centres and small parades are identified on the Policies Map.

## Future Retail and Leisure Need

7.13 Evidence contained within the Fareham Retail and Commercial Leisure Study Update (2020) provides projections on the future need for convenience goods retail floorspace, comparison goods retail floorspace and food and beverage floorspace projections. Table 7.2 below presents this need at a Borough wide level. In the case of convenience and food and beverage the need is proportionally greater in Fareham Town Centre than the District or other centres.

| Retail Floorspace Need | | | | |
|---|---|---|---|---|
| | 2021 - 2027 | 2027 - 2032 | 2032 - 2037 | Total 2021 - 2037 |
| Convenience Floorspace (sq.m gross) | 300 | 1000 | 900 | **2,200** |
| Comparison Floorspace (sq.m gross) | 0 | 0 | 0 | **0** |
| Food and Beverage (sq.m gross) | 600 | 900 | 900 | **2,400** |
| Total | 900 | 1,900 | 1,800 | **4,600** |

***Table 7.2: Borough Wide Retail Floorspace Projections (sq.m. gross)***

7.14 A more detailed breakdown of the need between the Town, District and Local Centres is provided in Sections 7 and 8 of the Fareham Retail and Commercial Leisure Study Update (2020). This study also gives further detail on the assumptions of net to gross on floorspace projections.

7.15 Vacant floorspace levels[44] have the capacity to support the need up until 2027 and it is therefore not essential for specific retail allocations to be identified. Fareham Town Centre has recently seen a number of units become vacant and the overall vacancy rate in the town increased from 5,345 sq.m to 10,300 sq.m between 2016 and 2018. Providing additional floorspace when there are both large and small vacancies could undermine the

[44] Total vacant floorspace of Fareham Town Centre in 2018 was 10,300 sq.m.

function of the Primary Shopping Area and as such this approach is not considered necessary or appropriate at this time.

7.16 Table 7.2 sets out that there is no identified requirement for comparison floorspace in the plan period, however it is recognised that retail proposals often come forward in the form of mixed use development. As such it is important to note that proposals which affect the net change in floorspace use (proposing either an increase or decrease in Convenience, Comparison or Food and Beverage floorspace) which support and protect the vitality of the Borough's centres will be supported where they meet the other criteria set out in Policy R1.

7.17 It is acknowledged that the need for additional floorspace increases in the period 2027-2037. However, the findings from the Fareham Retail and Commercial Leisure Study Update (2020) recognise that projections beyond 2027 are less reliable and are based on broad directions of growth. With the Government expectation that Local Plans will be reviewed more frequently (currently expected to be a requirement every 5 years)[45], it is considered more appropriate to reconsider the future projected need at the next Local Plan review and if appropriate, consider the provision for additional floorspace at this time. This will allow more reliable projections to be formulated which can take account of the constantly changing role of internet shopping and other economic and market factors.

7.18 The Fareham Retail and Commercial Leisure Study Update (2020) identified that there may be emerging opportunities for commercial leisure uses within the Borough such as the potential for a replacement ten pin bowling centre or the introduction of an indoor trampoline centre. Together the existing retail floorspace in the Borough, the flexible approach to the use of upper floors in the town centre (which could suit a leisure facility), and town centre regeneration opportunities will all provide opportunities for any specific needs that may arise should market providers seek to promote such leisure uses in the Borough.

## Out-of-Town Shopping

### Why this policy is needed

7.19 Out-of-town shopping relates to the existing larger retail warehouse areas that are not located within the defined retail centres. Currently four such areas exist in the Borough, which provide an extensive choice of stores and attract customers both from the Borough and from surrounding areas;

- Broadcut, Fareham
- Speedfields Park (Newgate Lane), Fareham
- Collingwood Retail Park (Newgate Lane), Fareham
- Southampton Road, Titchfield

7.20 Stores in these locations tend to accommodate retailers selling bulky goods and are often difficult to accommodate in the town and other centres. They provide an important contribution toward the Borough's economy and shopping offer. However, in order to ensure that the Town, District and Local Centres retain their vitality and viability, further out-of-town retail development will be strictly controlled. Where an application for a new store, an extension to existing store or a change of use is required, it should be accompanied by a sequential test in line with the NPPF. The Fareham Retail and

[45] Housing White Paper (2017) (DCLG)

Commercial Leisure Study (2019) recommends that an impact assessment is required for any development (over 500 sq.m.) to demonstrate that the proposal will not have a negative impact on any relevant centre.

### Policy R2: Out-of-Town Proposals for Town Centre Uses

**Proposals for main town centres uses outside of the Borough's centres or parades[46] will be permitted where they can demonstrate there is no significant harm, to the centres and parades where:**

**a) the proposal meets a demonstrable need for the use in the proposed location, a full sequential test has been carried out demonstrating that there are no sites in the centres or parades that are available, suitable or viable; and**
**b) appropriate levels of parking are provided; and**
**c) the site is located inside the defined urban area and is accessible, particularly by public transport; and**
**d) the scale and design of the buildings are appropriate to their surroundings in line with Policy D1; and**
**e) the proposal would not have any unacceptable environment, amenity or traffic implications in line with Policy D2.**

**Where a proposal for main town centre use over 500 sq.m (gross), or an extension which increases overall floorspace beyond 500 sq.m (gross) is proposed outside of the defined retail centres, an impact assessment shall be carried out in accordance with the NPPF in order to demonstrate that there is no significant adverse effect on the vitality or viability of existing or proposed retail centres and parades.**

**How this policy works**

7.21 A sequential test as set out in the National Planning Practice Guidance[47] will be required for main town centre use proposals which are located outside of the Borough's centres or parades.

7.22 Conditions may be attached to permissions for new out-of-town shopping units to restrict the range of goods sold and to control the size of units (including mezzanines). Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on the viability or vitality of the defined centre(s), then proposals will not be supported.

7.23 The policy sets a local threshold for the preparation of impact assessments. This threshold is considered necessary as it will enable the Council to monitor and maintain the overall vitality and viability of the Borough's centres which are generally more vulnerable to proposals for edge and/or out-of-centre stores. Applications will be assessed on a case by case basis depending on the scale, location and format of the new retail proposals. The Council will be pragmatic as to the level of evidence required in support of such proposals as this should be proportionate to the nature of the proposal under consideration.

[46] The centres and parades as identified in the Retail Hierarchy (Policy R1)
[47] Paragraphs 010 to 018 of NPPG: Ensuring the vitality of town centres

## Local Shops

7.24 Outside of the defined retail centres and small parades, isolated or local shops provide an important and vital service in meeting the day to day needs of communities in the immediate area, reducing the need to travel. The Council will therefore support the retention of these shops unless an alternative suitable provision is available nearby which meets the day-to-day needs of the local community.

### Policy R3: Local Shops

**Outside the defined retail hierarchy, where planning permission is required, the change of use of local convenience shops from retail to non-retail uses will be permitted where:**

**a) There is an existing alternative local shop that can conveniently serve the area[48] or;**
**b) The proposals are accompanied by details of marketing of the vacant site or building covering a period of not fewer than twelve months.**

**The provision of new local shops to meet the day-to-day shopping needs of the local community either within the urban area or in areas of new residential development, will be permitted provided that they are of appropriate floorspace scale.**

**How this policy works**

7.25 Planning applications for the loss of isolated convenience shops should be accompanied by clear justification to demonstrate why the loss of the particular unit is acceptable. Where a local shop has been vacant 'a reasonable time' is usually considered to be twelve months. In order to establish whether the marketing exercise has been satisfactorily comprehensive, applicants will be expected to submit details of the vacancy, the agents used to promote the sale/letting (including contact details), advertising methods used, information regarding any interest received during that time and why any interest (if any) was not pursued**.**

7.26 Local shops are defined as units having a gross floor area of 150 sq.m or less. Because they are intended to serve local needs, developments allowed under this policy must not include large, dedicated car parks. Conditions may be attached to planning permissions to restrict the range of goods to be sold, to ensure that the shops continue to serve local day-to-day needs, rather than attracting customers travelling some distance.

7.27 The Council encourages the provision of new local shops, especially in areas of new development where they are of an appropriate scale so as not to compete with or undermine the vitality and viability of nearby retail centres.

[48] As set out in the Accessibility Study available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

## Community and Leisure Facilities

### Why this is policy needed

7.28 The Local Plan has a key role in ensuring community and leisure facilities are maintained and improved, and also that there are opportunities for new facilities where there is a need in the Borough. The NPPF requires local planning authorities to provide social, recreational and cultural facilities and services that communities need and should do so through planning positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

7.29 Community facilities make an essential contribution to the health, well-being, and education of residents, as recognised in paragraph 92 of the NPPF. Access to community and leisure facilities can provide substantial physical health benefits and can lead to improved mental health through increased social interaction. Any growth in jobs and homes should be supported by adequate infrastructure provision, which includes community and leisure facilities. It is important that these facilities and services are locally available and accessible to all.

7.30 The NPPF requires local councils to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meets its day-to-day needs, and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

### Strategic Policy R4: Community and Leisure Facilities

**Development proposals for new or extended community and leisure facilities will be supported where they meet the following criteria:**

**a) It is demonstrated that there is a need for the facility that cannot be met by existing facilities elsewhere; and**
**b) Appropriate consideration has been given to the shared use, re-use and/or redevelopment of existing buildings in the local community; and**
**c) The proposals represent the provision of facilities that are of equal or better quality and function to existing facilities being replaced; and**
**d) The site is accessible and inclusive to the local communities it serves.**

**Where proposals for community and leisure facilities are considered to be main town centre uses[49], and are proposed outside of the identified centres, Policy R2 shall apply.**

**Development proposals that would result in the loss of community or publicly owned or managed facilities will be permitted where:**

**i. The facility is no longer needed and no alternative community use of the facility is practical or viable; or**
**ii. Any proposed replacement or improved facilities will be appropriate to meet the communities' needs or better in terms of quality, function and accessibility.**

[49] As defined in the NPPF



**How this policy works**

7.31 A key strategic priority of the Plan is to create places that encourage healthy lifestyles through the provision of leisure and cultural facilities, recreation, and open space and the opportunity to walk and cycle to destinations. Therefore, in assessing the location of new or replacement facilities, safe and easy accessibility by foot, cycle and public transport will be important considerations.

7.32 The definition of community and leisure facilities as included in paragraph 93 of the NPPF is wide ranging and includes:

- Local shops
- Meeting places
- Sports venues
- Open space
- Cultural buildings
- Public houses
- Places of worship

7.33 The Council completed a Community Facilities Needs Assessment[50] for each of the Community Action Team (CAT) areas in the Borough. The need assessment resulted in the provision of several new and improved community facilities[51] for the Borough. This assessment has informed the development of the Infrastructure Delivery Plan which supports this Plan. Community Facilities identified by the Council and other service providers have been included within the IDP and where applicable (in the case of large sites) have been included within site allocation policies.

7.34 Community and leisure facilities may be appropriate in residential areas where they do not have a demonstrably harmful impact on the amenities of nearby residential properties and other uses in terms of noise and traffic generation, or on the character of the surrounding area. Where a new or improved community or leisure facility would cause unacceptable impact, for example with regard to neighbouring amenity, which cannot be resolved by reasonable measures, the use will not be permitted.

7.35 The Council will continue to work with partners and developers to explore opportunities to improve or expand upon existing community facilities particularly in instances where additional provision is required as identified in the Infrastructure Delivery Plan (IDP), but where it may not be financially viable to provide a new facility. This could take the form of small changes to allow for multiple uses of an existing building or more significant additions or changes.

7.36 Where edge of centre and out of town centre community and leisure facilities uses are proposed that fall within the definition of a 'town centre' use, a sequential test will be required to assess alternatives in accordance with the NPPF.

7.37 The availability of community run services and facilities are important for the vitality of social wellbeing of communities. The loss of such facilities can have severe consequences, particularly when there is no alternative provision nearby. However, it is recognised that there may be instances where a community or leisure facility is no longer fit for purpose. In such cases, applicants will be expected to demonstrate that there is no

[50] The CFNA's were carried out between 2009 and 2014
[51] Including a new community centre in Portchester



longer a need for the facility in its current location and that alternative use is either unpractical or unviable.



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# CLIMATE CHANGE



## Strategic Policy on Climate Change

### Why this policy is needed

8.1 The UK Climate Change Risk Assessment (2017)[51] states how climate change will increase risks to human health and well-being, agricultural food production, water resources and natural assets in addition to increasing the risks of new and emerging pests and diseases, flooding and coastal changes. The Environment Agency recently published a Climate Impacts Tool[52] based upon UK Climate Projections data 2009 which predicts there will be on average: 75% more winter rainfall, 59% less summer rainfall, 105% higher peak river flows, 1m of sea level rise, an additional 70cm of storm surge and an 11.7°C increase in average summer temperatures this century. Fareham is particularly vulnerable to the effects of climate change due to its location on the south coast and the many rivers and streams that flow through the Borough. It is important therefore, to reduce greenhouse gas emissions in order to limit the effects of climate change in the future.

8.2 In order for the UK Government to meet its international obligations, the UK Climate Change Act 2008 requires the reduction of the nation's greenhouse gas emissions by 100% (net zero) compared to 1990 levels by 2050[53]. In combination with Section 182 of the Planning Act (2008)[54] and the Planning and Energy Act (2008)[55], the need to reduce the nation's emissions was reinforced by the ratification of the United Nations Framework Convention on Climate Change Paris Agreement in November 2016. The Paris Agreement's central aim is to keep global temperature rise this century well below 2°C above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5°C above pre-industrial levels.

8.3 The Council as Local Planning Authority has a legal duty to help meet the requirements of the Climate Change Act 2008 by ensuring the Local Plan includes policies designed to secure that the development and use of land contribute to the mitigation of, and adaption to, climate change[56].

[51] https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017
[52] Climate Impacts Tool: Understanding the risks and impacts from a changing climate. 2019.
[53] Climate Change Act 2008. http://www.legislation.gov.uk/ukpga/2008/27/part/1/crossheading/the-target-for-2050
[54] The Planning Act 2008. http://www.legislation.gov.uk/ukpga/2008/29/pdfs/ukpga_20080029_en.pdf
[55] The Planning and Energy Act 2008. https://www.legislation.gov.uk/ukpga/2008/21
[56] The Planning and Compulsory Purchase Act 2004



## Strategic Policy CC1: Climate Change

**The Council promotes mitigation and adaptation to climate change through:**

**a) A development strategy that minimises the need to travel by allocating sites and generally directing development to locations with better services and facilities, or where they are capable of being improved.**
**b) Ensuring allocations in this Plan have taken account of climate change through the Strategic Flood Risk Assessment level 1 and 2 and through the sequential testing of sites, and the provision of a development management policy that ensures applications factor in climate change in their flood risk assessments.**

**The Council supports developments that will:**

**c) Integrate Green and Blue Infrastructure into the design of developments through approaches such as mandatory biodiversity net gain which will help to reduce CO2 concentrations and mitigate the urban heat island effect, and the use of Sustainable Drainage Systems which helps reduce the risk of flooding.**
**d) Adopt higher water efficiency standards to contribute to alleviating water stress and consumption across the Borough.**
**e) Support the reuse and use of sustainably sourced materials and supporting the integration of energy efficiency, exceeding Building Regulations requirements, renewable and low carbon technologies into residential and commercial developments of all sizes.**

### How this policy works

8.4 Through the development of the allocations allocated in the Local Plan, the Borough is able to meet its identified housing targets whilst also ensuring development takes account of adapting to and mitigating climate change by being located generally close to services and facilities, minimising the need for travel and being located in areas that are not at risk of flooding both now and in the future. The provision and implementation of development management policies such as, CC2 Managing Flood Risk and Sustainable Drainage Systems, CC3 Coastal Change Management Areas, CC4 Renewable and Low Carbon Energy, NE1 Protection of Nature Conservation, Biodiversity and the Local Ecological Network, NE2 Biodiversity Net Gain, NE6 Trees Woodland and Hedgerows, NE10 Protection and Provision of Open Space, NE9 Green Infrastructure, D1 High quality design, D4 Water quality and Resources, ensure at an individual level, development mitigates and adapts to climate change. Overall, Policy CC1 demonstrates that the Council has met its legal obligations under Section 19 of the Planning and Compulsory Purchase Act 2004**.**

8.5 Critical to climate change mitigation is having the right spatial strategy that minimises the need to travel by private car and encourages the use of active and public modes of transport. The new Local Plan will seek to direct development to those places with better services and facilities and public transport links.

8.6 There is an increased risk of flooding in the Borough due to climate change and this risk has been factored into the choice of site allocations, through the Strategic Flood Risk

Assessment level 1 and 2 and sequential testing report. Flood risk should also be factored into more detailed development proposals and where necessary at the planning application stage. Policy CC2 Managing Flood Risk and Sustainable Drainage Systems ensures this, and provides opportunities for mitigation through, for instance Sustainable Drainage Systems (SuDS). The policy can also be integrated with wider objectives such as to improve blue and green infrastructure and achieve net gains for biodiversity.

8.7 The approach taken in Policy NE6 Trees, is to maintain and improve tree canopy cover in the Borough where appropriate and possible to do so. This approach is not just to improve biodiversity and visual amenity, but to also help offset the 'urban heat island' effect and pollution issues.

8.8 Parts of the Borough are in areas of water stress from a supply point of view and considering the likely future effects of climate change, this Local Plan will adopt higher technical standards for water efficiency across the whole Borough. It also supports the aspirations of the water companies in supporting development that achieves even higher standards for water efficiency than that set out in current Building Regulations. Policy D4 Water Quality and Resources ensures this whilst protecting water quality across the Borough, including the Source Protection Zone in Wallington.

8.9 Energy efficiency standards are primarily factored into new buildings through Building Regulations. However, the Council supports development that will exceed Building Regulations requirements such as going above and beyond the uplift to Building Regulations Part L and then the new Homes and Building Standards when introduced, attaining net zero carbon development where possible. The Council also supports development that reuses existing materials and/or seeks to use materials that have been sustainably sourced. This is covered in Policy D1 Design.

8.10 Designing and constructing developments using low carbon principles as supported in Policy D1 Design can ensure that energy consumption, overheating and the Borough's carbon footprint is reduced. It can also lower the overall costs of running the building for the occupants and reduce the need for expensive retrofits later. This would also help meet the aspirations of the Government's Clean Growth Strategy (2017) for all homes to be of an Energy Performance Certificate B and C standard by 2035.

8.11 The scope for some types of large-scale renewable and low carbon energy development in the Borough is likely to be limited to areas where it can be adequately accommodated within Fareham's landscape. However, taking a landscape led approach to considering development proposals (in line with Policy DS3 Landscape) will be important in determining the appropriateness of renewable and low carbon energy development in Fareham. There may also be opportunities for decentralised energy and/or heating systems to be included as part of developments and these opportunities would be supported by the Council.

## Flood Risk and Sustainable Drainage Systems

### Why this policy is needed

8.12 There are areas of the Borough at risk from flooding from a variety of sources such as rivers and the sea in addition to local sources of flooding such as surface water. With climate change, the risks from these types of flooding are likely to be exacerbated. The NPPF makes clear that development should be directed away from areas at highest risk of flooding now and in the future. The Local Plan has been informed by the PUSH Strategic Flood Risk Assessment 2016 Update and the Council's Sites Strategic Flood Risk Assessment (2020).

### Policy CC2: Managing Flood Risk and Sustainable Drainage Systems

**Planning permission will be granted where:**

**a) The proposal meets the sequential and exception tests as set out in the NPPF; and**
**b) The proposal does not prejudice land required for current or future flood management, including natural floodplains; and**
**c) The development will be safe over its lifetime, taking into account the increased risk of flooding due to climate change and without increasing flood risk elsewhere; and**
**d) Any proposed flood protection, prevention and resilience measures address the specific requirements of the site and are appropriate to the character and biodiversity of the area; and**
**e) Run-off rates from proposed development do not exceed existing run-off rates; and**
**f) Onsite surface water run-off is managed as close to the source as possible;**

**All major developments that are required and minor developments that are encouraged to incorporate Sustainable Drainage Systems shall ensure that:**

**i. They are designed to have regard to the CIRIA C753 SuDs Manual or equivalent national or local guidance and strategies; and**
**ii. Surface run-off rates do not exceed existing run-off rates for brownfield sites, and mirror greenfield rates for greenfield sites; and**
**iii. Priority is given to SuDS which mimic and reflect natural drainage processes; and;**
**iv. Details for future maintenance over the lifetime of the development shall be included with the proposal.**

### How this policy works

8.13 Sites that could be at risk of flooding[57] that are not allocated in the Local Plan, will need to be supported by their own Sequential Test Assessment. This is because they are not

[57] as defined by the Planning Practice Guidance or as stated by the Environment Agency

covered by the Council's own Sequential Test Assessment which has only considered the allocations in this Plan.

8.14 The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

8.15 If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend upon the potential vulnerability of the site and of the development proposed. A site specific or strategic flood risk assessment should inform the application of the exception test as a result.

8.16 In order for the test to be passed it should be demonstrated that:

- The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- The development will be safe for its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere and where possible, will reduce flood risk overall.

8.17 Some minor development and changes of use as stated in paragraph 168 of the NPPF are not subject to the sequential or exception tests. However, they should still meet the requirements for site-specific flood risk assessments set out below. Minor development in relation to flood risk is explained in the Planning Practice Guidance as meaning:

- Minor non-residential extensions: industrial/commercial/leisure etc., extensions with a footprint less than 250 square metres.
- Alterations: development that does not increase the size of buildings e.g. alterations to external appearance.
- Householder development: For example; sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

### Site-specific Flood Risk Assessments

8.18 A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving:

- Sites of 1 hectare or more;
- Land which has been identified by the Environment Agency as having critical drainage problems;
- Land identified in a Strategic Flood Risk Assessment as being at increased flood risk in future or land that may be subject to other sources of flooding such as surface water, where its development would introduce a more vulnerable use.

8.19 The Environment Agency regularly update the Flood Risk Zones and reference should be made to their website.

### Flood Management

8.20 Guidance set out by the Lead Local Flood Authority (LLFA) shall be followed for developments in areas in Fareham which have been prioritised as high risk by the county wide Local Flood and Water Management Strategy.

8.21 Where possible, natural flood management measures should be employed to reduce causes and impacts of flooding. This will also have the added benefit of helping to achieve net gains for biodiversity. Applicants should ensure that development will be safe for the course of its lifetime; taking into account future climate change projections and ensuring that it will not increase the risk of flooding in other areas.

8.22 In line with the Lead Local Flood Authority's (LLFA) Local Flood Risk Management Strategy[58], it is important that surface water run-off rates from new development do not exceed the existing baseline run–off rates for a site. Surface water should also be managed as close to the source as possible. This is to ensure that there is not an increase in runoff entering water bodies which could pose a potential flood risk both to the site itself or in other areas.

### Capital Schemes

8.23 The Environment Agency and the Coastal Partners have developed plans to reduce the risk of flooding particularly along the coastal stretch from Portchester Castle and Port Solent. The project involves the installation of defences to reduce the risk of coastal flooding, designed to a 1 in 200 year standard of protection for the next 15 years. However, the implementation of these defences relies on a substantial funding contribution which at the time of writing has not been identified. Future phases of the scheme will also be necessary, as the current defences will be replaced as they reach the end of their useful life. The aim of this work is to reduce the risk that is posed to existing development in these areas. However, it is important to note that the risk from flooding will not be removed entirely and a residual risk will remain. Further details about coastal defence is presented under Policy CC3.

### Sustainable Drainage Systems

8.24 Sustainable Drainage Systems (SuDS) provide opportunities to reduce the cause and impacts of flooding whilst also removing pollutants and provide recreational, amenity and wildlife benefits.

8.25 Whether a SuDS should be considered will depend on the proposed development and its location for example whether there are concerns about flooding both now and in future. In particular however, the NPPF states that all major developments should include sustainable drainage systems unless there is clear evidence that this would be inappropriate. The provision of SuDS is strongly encouraged for all non-major

[58] https://documents.hants.gov.uk/flood-water-management/LFRMSdocument.pdf

development particularly residential and employment, where it is appropriate to be provided.

8.26 Development proposals should include an indicative drainage strategy to demonstrate how surface water disposal is to be dealt with. This should include how sustainable drainage will be incorporated into the development if it is required. This strategy should be proportionate to the site and the proposed development and include provisions for long term future maintenance of these systems as well as any details on agreed step-in rights with an appropriate authority if a private management company fails. Developers should consult the Borough Council, Hampshire County Council as LLFA and statutory consultees for surface water issues and the Environment Agency as appropriate about such proposals.

8.27 SuDS should be designed to have regard to the CIRIA C753 SuDS Manual[59] or equivalent national or local guidance and strategies such as the emerging Hampshire Local Flood and Water Management Strategy in consultation with the LLFA (Hampshire County Council) and the Council. In particular, the following destinations must be considered for surface runoff in order of preference:

- Into the ground (infiltration);
- To a surface water body;
- To a surface water sewer, highway drain, or another drainage system;

Clear justification for the choice of destination shall be given to ensure the most appropriate selection is made.

8.28 Wherever possible, the Council will require SuDS to be as natural as possible and be integrated well within the landscape. This has benefits in terms of providing opportunities for biodiversity, particularly a development's contribution towards biodiversity net gain and ensuring sustainable development. Having naturally designed SuDS also helps to reduce the costs and burden of future maintenance for the lifetime of the development.

8.29 SuDS which are proposed as mitigation to ensure development does not result in direct water quality impacts on designated sites, may require additional treatment over and above that required for standard discharges. This would be determined in consultation with Natural England. Applications for development proposing such SuDS will need to provide a suitable framework for the in-perpetuity monitoring, maintenance/replacement of those SuDS.

## Coastal Management

### Why this policy is needed

8.30 Coastal management in Fareham Borough is managed by the Coastal Partners, a partnership of four local authorities[60] set up to jointly oversee coastal flood and erosion risk across the 162km of coastline from the River Hamble to Emsworth, in Chichester Harbour.

[59] https://www.ciria.org/Memberships/The_SuDs_Manual_C753_Chapters.aspx

[60] Fareham Borough Council, Gosport Borough Council. Havant Borough Council and Portsmouth City Council.




***Figure 8.1: Coastal Partners Authorities and Catchment Boundary***

8.31 The National Planning Policy Framework requires Local Planning Authorities to reduce the risk from coastal change by "avoiding inappropriate development in vulnerable areas or [avoiding] adding to and not exacerbating the impacts of physical changes to the coast." In addition, LPA's should:

*"identify as a Coastal Change Management Area (CCMA), any area likely to be affected by physical changes to the coast; and*

- *be clear as to what development will be appropriate in such areas and in what circumstances; and*
- *make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas."* [61]

[61] National Planning Policy Framework (NPPF). Paragraph 171.

### Policy CC3: Coastal Change Management Areas (CCMAs)

**Planning applications for development within the Coastal Change Management Area, as shown on the Policies map, will only be permitted where it can be demonstrated that it will not result in an increased risk to life or to any property. This must be demonstrated through the submission of a Coastal Change Vulnerability Assessment which is proportionate to the scale and cost of the development and the level of impact from and to coastal change.**

**Proposals for new residential dwellings or for the conversion of existing non-residential buildings to residential use, will not be permitted in the Coastal Change Management Areas.**

**Any activities that would involve forms of excavation shall be avoided within the Hook Park to Meon Shore Coastal Change Management Area, unless it can be demonstrated, through the submission of a Coastal Change Vulnerability Assessment that it will not result in an increased risk to life or significantly increase the risk to any property.**

**Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the relevant Shoreline Management Plan and that there will be no severe adverse impact on the environment, the England Coast Path, and the rights of way network.**

**Essential infrastructure that requires a coastal location and/or proposals may be permitted provided there are clear plans to manage the impacts of coastal change, and it will not have an adverse impact on rates of coastal change elsewhere.**

**How this policy works**

8.32 For the purposes of this policy, 'development' within Coastal Change Management Areas uses the definition contained within the Town and Country Planning Act 1990 as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land'.

8.33 A Coastal Change Management Area is defined by the NPPF as "an area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion)"[62].

8.34 Two CCMAs are designated in the Borough and are shown on the Policies map. The boundaries of the CCMAs are based on the areas of likely flood inundation and of coastal erosion risk. The designated CCMAs and the justifications for their designations are set out in Table 8.1.

[62] NPPF Annex 2: Glossary

| | | | |
|---|---|---|---|
| 1 | Hook Spit to Workman's Lane | Flood Zone, Main River, SPA[63], SAC[64], Ramsar [65] | Likely permanent flooding. The CCMA covers both 5B03 and 5C01 sections in the North Solent Shoreline Management Plan. No active intervention policy identified for part of the frontage in the section covered by 5B03. Section 5C01 has a policy of no active intervention in epoch 1, managed realignment policy in epoch 2 and then a hold the line policy in epoch 3. The area has significant nature conservation designations (SPA, SAC and Ramsar) with potential for environmental enhancements such as intertidal habitat creation. This could be created through the managed realignment process. The area is also in a flood plain. |
| 2 | Hook Park to Meon Shore (including Solent Breezes and Chilling Cliffs) | Erosion Risk Zones | Coastal Erosion. No active intervention policy identified in Shoreline Management Plan across all epochs. This is to allow the soft cliffs to erode and evolve naturally. This section therefore has the greatest potential for coastal change due to policy decision to allow the rollback of the cliffs. There is a localised hold the line policy option for maintaining or implementing defences in order to protect cross -Solent National Grid operational assets whilst the short length of private defences at Solent Breezes may also continue to be maintained through permissive development rights of private landowners.<br><br>A buffer of 200m is added to erosion predictions when developing the CCMA.<br><br>Any Mineral extraction activities within this area could cause further destabilisation of cliffs. |

***Table 8.1: Coastal Change Management Areas Justification***

## Evidence Underpinning Coastal Change Management Area Designations

8.35 A range of evidence documents have been used to identify and justify the designated Coastal Change Management Areas (CCMAs) in Fareham, these include:

- The North Solent Shoreline Management Plan[66];

[63] Special Protection Area (SPA) - give protection under the Birds Directive to rare and vulnerable birds, and for regularly occurring migratory species.
[64] Special Areas of Conservation (SAC) - given special protection under the European Union's Habitats Directive to a variety of wild animals, plants and habitats.
[65] Ramsar Sites - wetlands of international importance designated under the Ramsar Convention.
[66] New Forest District Council (December 2010) North Solent Management Plan: http://www.northsolentsmp.co.uk/9907

- The River Hamble to Portchester Coastal Strategy[67];
- Environment Agency Flood Zones[68];
- Partnership for Urban South Hampshire Strategic Flood Risk Assessment[69]; and
- National Coastal Erosion Risk Mapping[70]

8.36 The North Solent Shoreline Management Plan (SMP) forms a key evidence document in the designation of the two Coastal Change Management Areas. This document provides a large-scale assessment of the risks associated with shoreline evolution, coastal flooding and erosion. It also presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner. The SMP provides broad scale assessment of the coastal flooding and erosion risks as well as advice to operating authorities and private landowners on the management of their defences.

8.37 The North Solent SMP policy for the majority of Fareham Borough's coastline is 'Hold the Line' apart from the two Coastal Change Management Areas and a section of the East bank of the River Hamble which have a Shoreline Management Plan policy of 'No Active Intervention and Managed Realignment' in the first and second epochs'.

8.38 The River Hamble to Portchester Strategy built on the recommendations of the SMP. Flood and Coastal Erosion Risk Management Strategies consider the various options available for protecting our coastline and propose management options or flood defence schemes which are economically, socially and environmentally acceptable within the constraints which apply to that location.

8.39 Flood and Coastal Erosion Risk Management Strategies assess the impacts of implementing the policies which have been set within the corresponding, high level SMP and recommend the most appropriate way for delivering it. They do this by looking at much smaller sections of shoreline in much more detail than the SMP and include a detailed assessment of the various defence options available.

8.40 The key objectives of such a strategy is to recommend sustainable coastal flood and erosion risk management options that:

- Reduce risk to life;
- Protect and enhance the population's well-being;
- Defend property (residential and commercial);
- Guard existing infrastructure; and
- To look after and enhance biodiversity, cultural heritage and landscape.

### Coastal Change Vulnerability Assessments

8.41 To demonstrate the appropriateness of new development within the CCMAs a Coastal Change Vulnerability Assessment would be required. This assessment should be appropriate to the degree of risk and the scale, nature and location of the development. It

[67] River Hamble to Portchester Coastal Strategy 2016. http://www.escp.org.uk/sites/default/files/documents/02_Hamble%20to%20Portchester%20Coastal%20Strategy_Main%20Document.pdf
[68] As illustrated on the Environment Agency's website.
[69] PUSH (February 2016) Strategic Flood Risk Assessment 2016 Update
[70] As illustrated on the Environment Agency's website.

should be able to accord with the requirements in paragraph 172 of the NPPF in demonstrating that the development:

- Would provide wider sustainability benefits including not impairing the ability of communities and the the natural environment to adapt sustainably to the impacts of a changing climate;
- The character of the coast is not compromised
- Will be safe over its planned lifetime and not have an unacceptable impact on coastal change, without it increasing risk to life or property, or requiring new or improved coastal defences; and
- Would not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere.

8.42 In addition, the assessment can also consider measures for dealing with the development at the end of its planned life. Such measures can include procedures for removal.

### Coastal Erosion Mapping

8.43 The National Coastal Erosion Risk Mapping for Fareham[71] illustrates the coastal 'erosion zone' for Hook Park to Meon Shore as being the area most likely to experience coastal change in the Borough. This is because of the existing management policy to 2030 of no active intervention in this area, allowing the natural processes associated with coastal erosion to occur. The 'erosion zones' on the map illustrate the area of land predicted to be at risk from coastal erosion over 20, 50 and 100 years. A number of existing developments are located within these 'erosion zones', including the Solent Breezes Holiday Village.

8.44 The annual rate of erosion at any point along the shoreline is often unpredictable, erosion frequently occurs in single events at particular places rather than in a steady, uniform manner. The area from Hook Park to Meon Shore has potential for sharp sand and gravel extraction and is identified as a Mineral Safeguarding Area in the adopted Hampshire Minerals and Waste Plan[72]. Mineral extraction is an activity that has the potential to change the stability of the cliffs and coastline in this location if carried out in close proximity. Therefore, a landward 'buffer zone' of 200 metres extending beyond the 'erosion zones' is included within this CCMA due to both the unpredictability of the rate of erosion and to ensure proper consideration of the possible impacts of any proposed mineral extraction is made. Further work will be needed to identify a rollback strategy for Solent Breezes and those sites closest to the coastline within the site over the period of the next 20, 50 and 100 years.

### Coastal Defences outside of the CCMAs

8.45 In line with the Portchester to Emsworth Flood and Coastal Erosion Risk Management Strategy (EA 2013), Coastal Partners with the Environment Agency are developing plans to improve coastal flood defences between Portchester Castle and Port Solent. The design of the new defences will provide 1 in 200 year standard of protection for the next 15 years

[71] As illustrated on the Environment Agency's website.
[72] Hampshire County Council (October 2013) Hampshire Minerals and Waste Plan. https://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf

aim to reduce the risk of from flooding and coastal erosion from the sea in this area for the next 100 years. However, the implementation of these defences relies on a substantial funding contribution which at the time of writing has not been identified.

8.46 Coastal Partners have also produced The River Hamble to Portchester Coastal Strategy[73] which covers the 58km (36 mile) stretch of coastline from Portchester Castle in the east of the Borough to Burridge on the River Hamble in the west of the Borough. The purpose of this particular Strategy is to guide coastal practitioners on the future delivery of coastal management along that particular Fareham and Gosport coastline. The strategy has benefits to existing development by planning to reduce the risk of coastal flooding in priority areas over the next 5-15 years. However, many of the schemes identified rely on substantial funding contributions to be delivered. Even if schemes are delivered, a residual risk of flooding in these areas will always remain.

8.47 In some areas of the Fareham coastline the coastal defences are privately maintained, such as those at Solent Breezes Holiday Park. The policy position in the North Solent Shoreline Management Plan is to allow the private defences, such as those at Solent Breezes, to continue to be maintained through permissive development rights of private landowners. Any such works would have to have regards to the provisions in the Coastal Change Management Areas policy and the relevant policies within the South Marine Plan[74] as well as other relevant policies within the Local Plan such as the effects on the designated sites in the Solent Special Protection Areas policy.

8.48 Proposals for essential infrastructure and Ministry of Defence installations within Coastal Change Management Areas will need to demonstrate that the impacts of coastal change on the development can be adequately managed. Proposals should also ensure that it will not have an adverse impact on other parts of the coast through, for example, the disruption of coastal processes.

## Flood and Coastal Erosion Risk Management Authorities: Roles and Responsibilities

8.49 The following paragraphs provide an outline of the roles and responsibilities of the different Flood and Coastal Erosion Risk Management Authorities in England.

8.50 **Department for Environment, Food & Rural Affairs (Defra)**
Defra has overall national responsibility for policy on flood and coastal erosion risk management (FCERM) in England. The department provides funding for flood risk management through grants to the Environment Agency, local authorities and internal drainage boards.

8.51 **The Environment Agency (EA)**
The Environment Agency supervises and works with other organisations to manage the risk of flooding and coastal erosion in England. It also directly manages flood risk from

[73] https://www.escp.org.uk/strategy
[74] South Marine Plan 2018 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/726867/South_Marine_Plan_2018.pdf

main rivers, the sea and reservoirs. There is however, no legal obligation for the EA to undertake these works, and as such, the EA can stop maintaining defences if the cost is judged to outweigh the benefits.

8.52 **Hampshire County Council (HCC)**
Hampshire County Council is the Lead Local Flood Authority and has the lead operational role in managing the risk of flooding from surface water and groundwater.

8.53 **Fareham Borough Council (FBC)**
Fareham Borough Council are a Risk Management Authority and have permissive powers to undertake coastal protection and flood defence works but only do so where there is a wide public benefit; such as in the event of flood risk to life and property. FBC do not have responsibility or any legal obligation to maintain defences. FBC do however act to try and secure funding and deliver projects where there are sufficient benefits to the public, i.e. when there is a clear economic benefit to developing coastal defence works, when there is an appropriate engineering solution that is achievable and where environment legislation is not contravened. The Coastal Partners which Fareham Borough Council is a member of, provides the functions and responsibilities of the Local Authority with regards to flood and coastal erosion risk matters.

8.54 **Private Landowners**
Private land owners and homeowners have ultimate responsibility for protecting their own property and land from flooding and erosion and they must act within statutory planning regulations and other applicable legislation to do so.

## Planned Schemes and Maintenance

8.55 The Infrastructure Delivery Plan (IDP) August 2020, published alongside this Plan, details the infrastructure requirements for future coastal defences. Subject to funding the following schemes have been identified in the IDP:

- Fareham Quay Coastal Flood and Erosion Risk Management Scheme- To protect former landfill and 56 properties at risk from flooding and erosion until 2060.
- Harbour View to Cador Drive Coastal Flood and Erosion Risk Management Scheme. To protect former landfill and 78 properties at risk from flooding and erosion until 2060
- Managed Realignment / Regulated Tidal Exchange at Hook Lake. This is to create intertidal habitat to offset losses elsewhere and allow Hold the Line policy of SMP to be implemented across the Solent region. This is being investigated as part of the Regional Habitat Creation Programme. Funding from the EA has been secured to begin progressing the Outline Design Study (Hook Lake Coastal Management Study').

## Funding

8.56 While the Shoreline Management Plan provides a framework for future decisions, the implementation of the policy relies on the availability of funding. A policy of hold the line, advance the line or managed realignment does not mean that public funding is secured or guaranteed for ensuing strategies or schemes.

8.57 In general, where there are large numbers of properties at risk and the benefits of the scheme outweigh the costs, schemes are likely to be fully funded. Where there are lower numbers of properties at risk and the benefits do not significantly outweigh the costs, schemes may be part grant funded and there will be a need to fund the shortfall to unlock the grant element. This can be through a number of sources such as: Regional Flood Committee Local Levy, community contributions, Public Funding, Community Infrastructure Levy or may be through private developer funding if the works are needed in part to protect new development.

8.58 There is limited funding for the ongoing maintenance regime which is generally met by Local Authority Budgets and prioritised using a risk-based approach. An annual maintenance programme of works carried out by the Environment Agency is published on its website[75].

## Marine Planning and the Marine Management Organisation

8.59 A new marine planning system was introduced through the Marine and Coastal Access Act. The South Marine Plan adopted in 2018[76,] is similar to land use-plans in terms of enabling sustainable development however, it covers areas and activities within the marine environment such as ports, aggregates, fishing, tidal and offshore wind energy and submarine cables. The intertidal zone between high water and low water mark is where both land and marine planning systems often overlap.

8.60 The Council has a legal Duty to Co-operate and consult with the Marine Management Organisation (MMO), in particular when it is determining any planning application where there is likely to be an impact on the marine area.

8.61 The South Marine Plan and its specific policies should be taken into account by any potential developer when considering development which has a marine relevance. In some cases, additional site-specific assessments may be required to inform proposals. Early engagement with the MMO is advised when appropriate to ensure any impacts are promptly addressed. It should be noted however that this is not restricted to development in the intertidal zone. For example, a land-based development that affects a river may eventually discharge into the sea and therefore would be covered by this requirement.

## Renewable and Low Carbon Energy

### Why this policy is needed

8.62 It is recognised that increasing the use of renewable and other low carbon technologies is a key part of meeting the CO2 emission reduction targets set by the Government in the Climate Change Act 2008. As well as incorporating low and zero energy production into the construction of new development, Local Planning Authorities need to encourage standalone schemes that contribute to national and regional targets for renewable energy production. This includes the target set in the UK Renewable Energy Strategy (2009) for

[75] https://www.gov.uk/government/publications/river-and-coastal-maintenance-programme
[76] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/726867/South_Marine_Plan_2018.pdf

15% of energy to come from renewable sources by 2020. Low carbon technologies are those that significantly reduce emissions (compared to the conventional use of fossil fuels).

8.63 The NPPF requires Local Planning Authorities to support the transition to a low carbon future by helping to shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure. Community-led initiatives for renewable and low carbon energy should also be supported. This needs to be carried out in ways which ensure that any adverse impacts are adequately addressed.

### Policy CC4: Renewable and Low Carbon Energy

**Proposals for the delivery of renewable and low carbon energy (excluding wind turbines proposals) and the associated infrastructure will be supported provided they have avoided or mitigated any adverse impacts on:**

**a) The character and sensitivity of the surrounding landscape and designated landscape features; and**
**b) Designated and undesignated heritage assets; and**
**c) Ecology, including designated biodiversity and geodiversity sites, priority habitat and species and ancient woodland (including veteran trees) and the flight paths of birds and bats (where appropriate); and**
**d) Water quality and water resources (including groundwater)**
**e) The environmental conditions (including air quality, shadow flicker, waste, odour and noise) of local residents and businesses; and**
**f) Traffic arising from the construction, decommissioning and maintenance of the infrastructure and/or, where appropriate, the transportation of fuel.**

**Proposals for renewable and low carbon energy requiring mitigation for any identified adverse impacts will need to be accompanied by a fully costed management and maintenance plan for the lifetime of the development.**

**Proposals will only be supported where the benefit of the development clearly outweighs the harm caused by the development.**

**All proposals should, where possible, be resilient and ensure they are safe from future impacts as a result of climate change by avoiding areas of flood risk both now and in the future.**

**Proposals for solar energy development should have due regard to the areas identified as being least constrained, shown within the Renewable and Low Carbon Energy Study. Proposals outside of these areas will be required to provide suitable justification to demonstrate their suitability.**

**Proposals shall demonstrate that the site will be reinstated to an acceptable use appropriate for the area should the development cease to be operational.**



**How this policy works**

8.64 The Council commissioned a renewable energy capacity study (produced by Parsons Brinckerhoff) in 2013 and has recently produced an update[77] to identify the potential for types of renewable and low carbon energy in the Borough and the options for policies in the Local Plan. The study also shows that there is good capacity for solar energy in the Borough, but more limited capacity for other types of technology such as: wind energy, hydro-energy, combined heat and power (CHP), biomass and district heating. The study presented and assessed some of the main constraints and opportunities for each major type of renewable and low carbon energy, however it is recommended that applicants conduct their own studies to ensure their particular type of energy development is viable.

8.65 All renewable and low carbon energy proposals will be considered on their individual merits with regard to scale, location, technology type and long-term impacts. Proposals with adverse impacts on quality of life, landscape, wildlife, heritage impacts and traffic will not be supported.

8.66 The Borough has a number of areas which are covered by a variety of designations for ecology, historic and landscape reasons. Renewable and low carbon energy proposals will therefore need to ensure that there will be no direct or indirect adverse impacts upon these designated sites and assets. In addition, the impact of development on the amenity of local residents and businesses must be carefully and adequately assessed. In all cases, proposals will be judged against the other relevant policies within the Local Plan including but not limited to: Landscape, Biodiversity, Historic Environment and Living Conditions to ensure no adverse impacts.

8.67 Where adverse impacts are identified, these shall be appropriately mitigated. A costed management and maintenance plan for the lifetime of the development would be required for mitigation proposals; particularly those required to make the development acceptable under the relevant nature, wildlife and habitats legislation.

8.68 It is recognised that there are opportunities created when renewable and carbon energy forms reach the end of their useful life and have to be decommissioned. It is expected that once the development ceases to be operational, it should be returned to an acceptable use that is appropriate for the area. What is appropriate will be highly dependent on the site location, known constraints and what is being proposed. However acceptable uses could include, wildlife habitat creation, public open space creation, returning the site to its former use or redevelopment for residential or employment purposes. Proposals for reinstatement will be assessed on a case by case basis, taking in to account the other policies within the Local Plan. Early engagement with the Council is strongly recommended.

8.69 The PUSH Solent Energy Strategy was published in January 2015 and refers to a number of low carbon schemes within the PUSH area, including the use of Newlands Farm as a solar farm. The Council approved the installation of the solar farm at Newlands in 2013, which has a total installed capacity of approximately 16.87MWe and provides electricity to approximately 5,200 households. Any proposals for solar energy outside of areas identified

[77] Available here: www.fareham.gov.uk/planning/publicationplanevidence.aspx

as ‘least constrained’ on the maps within the Council's updated Renewable and Low Carbon Energy Study will need to provide justification for the location in supporting evidence. Furthermore, the proximity of Fareham to Southampton and Solent Airports means that any developers approaching the Council with solar PV proposals, should consult with both the aviation bodies and the airports themselves to ensure there are no particular issues. For information about the Areas of Least Constraint Map, please see the Council's updated Renewable and Low Carbon Energy Study. The updated Renewable and Low Carbon Energy Study provides a capacity assessment for other renewable and low carbon technologies such as Combined Heat and power and District Heating. The study should be referred to, to gain a high-level understanding of the potential for these types of renewable and low carbon energy technologies in the borough.

8.70 In June 2015, a Ministerial Statement[78] was issued stating that planning applications for wind energy development involving one or more wind turbines should only be granted planning permission where the development site is an area identified as suitable for wind energy development in a Local or Neighbourhood Plan. In addition, following consultation it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

8.71 The Council will not be allocating sites for the development of wind turbines in the Local Plan. Therefore, the policy does not relate to wind turbines which will be considered against the criteria set out in the Written Ministerial Statement. This plan (including the policy above) represents the policy framework in which planning applications will be considered, should they come forward as a result of a Neighbourhood Plan allocation and are supported by local communities. The Council's updated Renewable and Low Carbon Energy Study also highlights areas which offer the least constraints for wind energy development.

[78] https://publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm

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# NATURAL ENVIRONMENT



## Nature Conservation, Biodiversity and the Local Ecological Network

### Why this policy is needed

9.1 An extensive, high quality natural environment is a key part of the environmental pillar of sustainable development. There are legal duties placed on Local Authorities with regards to biodiversity such as the duty contained within Section 40 of the Natural Environment and Rural Communities Act 2006 requiring all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving and enhancing biodiversity. The NPPF also amongst other things, sets out the framework for how Local Plans should protect and enhance biodiversity (chapter 15 of the NPPF).

Protecting and enhancing the natural environment can result in a variety of benefits such as:

- Allowing people to reconnect with nature and improving people's quality of life and mental well-being;
- Supporting and improving biodiversity;
- Protecting the Borough's landscape and cultural heritage which helps to create a sense of place and identity;
- Protecting the Borough's water resources, such as groundwater reserves, springs and rivers;
- Providing resilience to and mitigating the effects of climate change.

9.2 There are a variety of rich and unique habitats which are of high ecological value in and around the Borough some of which are protected by both international and national legislation. There is a hierarchy of designations which ranges from internationally protected sites through to national and locally protected sites.

## International/ European Sites

9.3 The Solent is internationally important for its wildlife with over 90,000 waders and wildfowl and 10 to 30 per cent of the global population of Brent Geese. Four Special Protection Areas (SPAs) have been designated in the region to protect these important bird populations. These are Solent & Southampton Water, Portsmouth Harbour, Chichester and Langstone Harbours and Solent and Dorset Coast. The region is also home to a variety of important coastal habitats such as Atlantic Salt Meadows, Smooth and Small Cord-grass and Estuarine Mud Flats amongst others. Two Special Areas of Conservation (SACs) to protect these important habitats have also been designated in parts of the Solent. These are Solent Maritime and Solent and Isle of Wight Lagoons.

9.4 Additionally, the wetland areas of the Solent are designated under the Ramsar Convention for their international importance. These include Solent & Southampton Water, Portsmouth Harbour and Chichester and Langstone Harbours. Paragraph 176 of the NPPF states that Ramsar sites as well as any potential SPAs and possible SACs that are likely to be designated in future are afforded the same level of protection as designated SPAs and SACs under the NPPF. They should therefore be treated and included accordingly.

## National Sites

9.5 There are also a number of nationally designated sites within the Borough such as Special Sites for Scientific Interest (SSSI) which are also designated for their biodiversity or geodiversity values. National Nature Reserves also fall within this category, particularly as many are also SSSIs. Irreplaceable habitats such as areas of ancient woodland and ancient or veteran trees are also nationally designated features.

## Local Sites

9.6 Locally designated sites in Fareham include Sites of Importance for Nature Conservation (SINC) and Local Nature Reserves.

All designated areas are shown on the Policies map. The hierarchy of nature conservation designations is presented in Figure NE1 below:

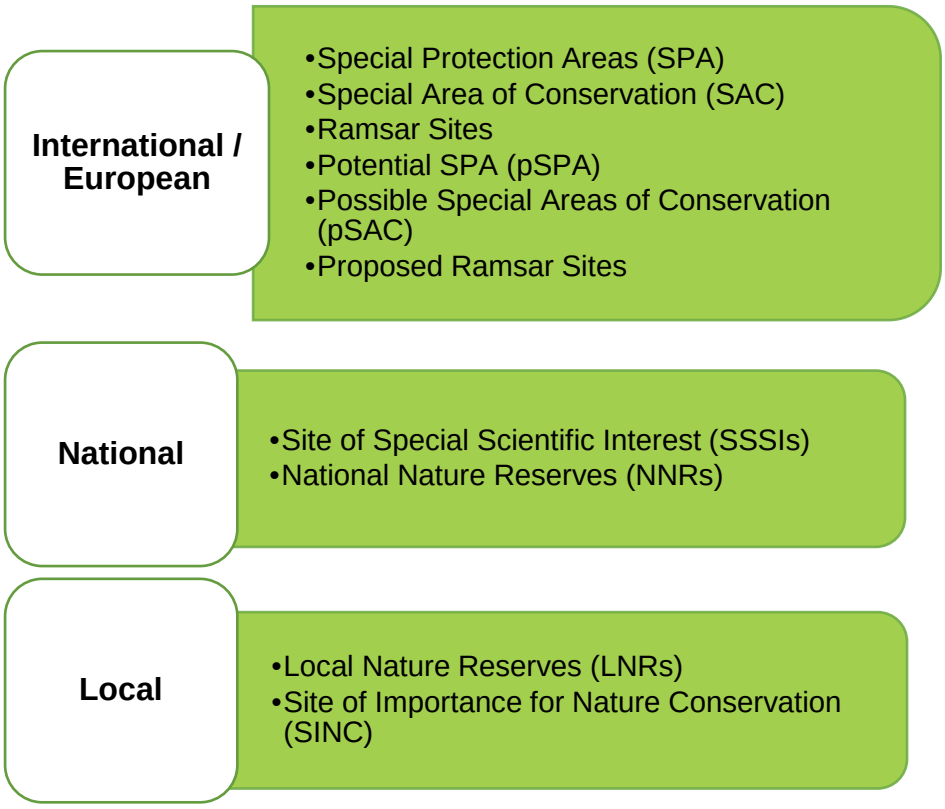



***Figure 9.1: Hierarchy of UK Nature Conservation Designations***

9.7 Within the Borough, there are many other non-designated priority habitats and species identified within the UK Biodiversity Action Plan (BAP) which are of important ecological value and should also have proportionate protection. The non-designated habitats as well as the designated sites are shown on the Ecological Network Map for the Borough.

9.8 The statutory and non-statutory sites and habitats combined, act as coherent ecological corridors functioning as an integrated network of ecosystems making up the Ecological Network of the Borough. They also provide various social and economic benefits to the residents of Fareham and many help support the internationally designated sites.



9.9 The protection, restoration and enhancement of designated sites and habitats and species that reside within them is important for maintaining a diverse Borough for residents to live in and halt the continued loss of biodiversity. Development that takes place in Fareham Borough is expected to make a positive contribution to the existing natural environment. It is considered that development which does not do this, contributes to the continuing decline of biodiversity and would therefore not constitute sustainable development.

9.10 Protected sites in general are under pressure from a variety of sources such as climate change, air quality and water resources as a result of development proposed in both the Borough and across South Hampshire. There is potential for these pressures to have significant effects on protected sites. Therefore, an assessment in accordance with the Habitats Regulations[79], termed a Habitats Regulations Assessment (HRA), has been undertaken in respect of the Local Plan to ensure that the implementation of the Local Plan will not have an adverse effect on the integrity of these sites.

### Strategic Policy NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network

**Development will be permitted where:**

**a) Designated international, national sites and local sites of nature conservation value are protected and enhanced, reflecting their status in the hierarchy of nature conservation designations; and**
**b) Protected and priority habitats and species, including breeding and foraging areas are protected and enhanced; and**
**c) Proposals do not prejudice the Ecological Network or result in its fragmentation.**

**Development within the Borough whose primary objective is to conserve and enhance biodiversity (including the Local Ecological Network), geodiversity and natural resources through restoration, re-creation or management will be supported.**

**How this policy works**

## Protected Sites, Habitats and Species

9.11 The amount of weight given to the protection of an area with biodiversity interests depends upon the hierarchy of nature conservation designations and the legislation through which the site is protected. Protection may apply to the habitat(s) or species concerned, or both. The Council will ensure that any development will be strictly controlled in areas of international, national and local importance following the hierarchy of nature conservation. In all cases except where imperative reasons of overriding public interests occur, there is an expectation that development will adhere to the principles of the mitigation hierarchy. This means, if a development has the potential to harm biodiversity directly or indirectly, the impact should be avoided (such as by finding an alternative site or through appropriate design). If harm cannot be avoided, then adequate mitigation, (or as a last resort) compensation amounting to the lifetime of the development should be arranged. This mitigation hierarchy is separate from any

[79] The Conservation of Habitats and Species Regulations 2017

consideration under the Conservation of Habitats and Species Regulations 2017. Development should demonstrate clearly that the mitigation hierarchy has been followed.

9.12 Development impacts directly or indirectly on International/European designated sites (SPAs, SACs, Ramsar, pSPAs, pSACs and pRamsar) are subject to stricter protection tests as set out in the Conservation of Habitats and Species Regulations 2017. Unless there are Imperative Reasons of Overriding Public Interest, the Council will only agree to the project after having ascertained that it will not adversely affect the integrity of these designated sites. This will be achieved through the Council as competent authority conducting an assessment in accordance with the relevant nature, wildlife and habitats legislation. This will determine if the project will have a likely significant effect on the sites, and if so, whether it can proceed with adequate measures in place to mitigate any of those effects so as to ensure no adverse effect on the integrity of those sites.

9.13 Three pathways have been identified where it is known that development is likely to have significant effects on the international and European designated sites. These particular pathways are covered under Policies NE3, NE4 and NE5.

9.14 Development on land within or outside a SSSI and which is likely to have an adverse effect on it (either individually or cumulatively) will not be permitted unless the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

9.15 Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are reasons of overriding public interests and a suitable compensation strategy.

9.16 Paragraph 179b of the NPPF states that Plans should promote the conservation and enhancement of priority habitats, ecological networks and the protection and recovery of priority species. Development proposals within the Borough are therefore expected to contribute to achieving this objective.

## Application Requirements

9.17 Planning applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity. Natural England provides guidance to applicants and Local Planning Authorities (LPA's) on what potential species/habitat surveys may need to be carried out and the relevant supporting ecological information that is required to accompany a planning application[80]. In addition, the Council has a list of Local Information Requirements which further supports when applicants should undertake an Ecological Assessment[81].

9.18 Any assessment must highlight any impacts from development on the natural environment as well as demonstrating the mitigation hierarchy has been followed. This means impacts are at first avoided, then mitigated and as a last resort compensated.

[80] Natural England Protected Species: How to review planning applications- https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications
[81] Fareham Borough Council, Local Information Requirements http://www.fareham.gov.uk/planning/applications_and_advice/localrequireddocs.aspx

The need for an assessment and its scope would be discussed at the pre-application stage. Any development proposals that require mitigation and/or compensation measures shall be accompanied by a costed management and maintenance plan for the lifetime of the development.

9.19 Data searches should be used to inform ecological assessments accompanying development proposals. These can be obtained from the Hampshire Biodiversity Information Centre.

9.20 Householder applications relating to roof materials or voids may impact upon roosting bats and nesting birds, whilst applications to trees and other vegetation will need to be mindful of impacting on nesting birds. Offences in respect of nesting/ roosting birds and bats are covered under the Wildlife and Countryside Act. 1981 (as amended).

9.21 It is important to note that whilst some sites may appear to have little or no ecological value through a desktop survey, the ecology of a site can be unpredictable and there may in fact be some value present on site. As such, the information about the site's ecological status could change through the lifetime of the planning process and further information and/or mitigation may be needed in order to determine the application and prevent ecological harm.

## The Local Ecological Network

9.22 The Mapping of the Local Ecological Network (LEN) has been undertaken by the Hampshire Biodiversity Information Centre on behalf of the Hampshire Local Nature Partnership. The mapping is available through a request to the Hampshire Biodiversity Information Centre.

9.23 The effect of the proposed development on components of the LEN must be assessed in terms of its proximity, the proposed end use and the impact of the proposed use on it. The impacts of any construction activity must also be considered.

9.24 There are several ways in which the impacts to the LEN can be mitigated and improvements to it achieved. Advice from an ecologist should be sought to ensure the appropriate mitigation/enhancement measures are provided. The LEN mapping contains an opportunity area layer which highlights those areas of the LEN which have the potential to be improved or managed in a way that can achieve measured biodiversity net gain. The Council has a commitment to securing net gain for biodiversity in line with national policy, this is covered in Policy NE2.

9.25 The Council will use planning conditions and/or obligations to secure appropriate enhancement and site management measures. Where impacts are unavoidable, mitigation and/or compensation measures will be required. Any development proposals that require mitigation and/or compensation measures shall be accompanied by a costed management and maintenance plan for the lifetime of the development.

9.26 Development which meets and contributes to the restoration, re-creation or management of the LEN will be supported. In addition to the LEN ecological opportunities mapping, the Council's Green Infrastructure Strategy also provides some opportunities for enhancements across the Borough.

9.27 Frequent updates to the LEN map will show where new connections have been made or where opportunity areas have been realised (and have turned from opportunity areas to statutory/non statutory habitats.

## Mandating Biodiversity Net Gain

### Why this policy is needed

9.28 It is recognised that the Environment Act 2021 has only recently been enacted and the implementation of Biodiversity Net Gain is still subject to the Secretary of State enacting secondary legislation and could still be modified or repealed by Government. Despite this, paragraph 179b in the NPPF states that Plans should "identify and pursue opportunities for securing measurable net gains for biodiversity" which is what Policy NE2 seeks to achieve. The approach taken towards biodiversity net gain is based upon the emerging legislation contained within the Environment Act 2021, the commitments within the 25 Year Environment Plan[82] and the guidance contained within the National Planning Practice Guidance, Biodiversity Net Gain. Good Practice Principles for Development produced by The Chartered Institute of Ecology and Environmental Management[83] as well as the responses from Natural England to the various stages that led to the formulation of this Local Plan.

9.29 The Council will seek to halt the loss of biodiversity and provide net gains across the Borough. In line with the Environment Act 2021 and national policy the Council expects development proposals to achieve demonstrable net gains in biodiversity. This can be secured through incorporating and enhancing existing wildlife habitats into development and encouraging the inclusion of further biodiversity enhancements as part of the design. It is Important to recognise that biodiversity net gain should be additional to any habitat creation required to mitigate or compensate for impacts particularly those involving irreplaceable habitats. Any mitigation and/or compensation requirements for international/European sites will be dealt with separately under either policy NE1 NE3, NE4 and NE5.

9.30 This policy does not apply to land contained within the Welborne Plan.

### Policy NE2: Biodiversity Net Gain

**The development of one or more dwelling or a new commercial/leisure building should provide at least 10% net gains for biodiversity from the existing baseline value of the site and should be maintained for a minimum of 30 years.**

### How this policy works

9.31 Measures for biodiversity net gain can include but are not limited to, green walls/roofs and Sustainable Drainage Systems (SuDS), providing woodland, ponds, wildflower areas, nesting and roosting features. They can include new habitat or restoring/enhancing habitats and they could form part of a broader package of measures designed to improve or mitigate the wider impacts of development or help to deliver overall environmental gains. Almost any development can achieve some level of

[82] https://www.gov.uk/guidance/natural-environment#biodiversity-geodiversity-and-ecosystems
[83] https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf

biodiversity net gain. Any measures used to achieve net gain should be accompanied by a costed management and maintenance plan to ensure gains remain in place.

9.32 The Council expects Biodiversity Net Gain provision for applications for development of one or more new dwelling or commercial building (including redevelopment). This includes those on brownfield sites subject to the exemption tests which is set out below. This is in recognition that Biodiversity Net Gain can also be provided offsite where it is demonstrated that it cannot be adequately accommodated onsite. Smaller wildlife features such as bat boxes and swift bricks could be included as part of a wider biodiversity enhancement and mitigation plan, separate to biodiversity net gain commitments.

9.33 However, in line with the Government's response to the Defra consultation on biodiversity net gain, there will be a targeted exemption for brownfield sites that in particular, meet a number of criteria including that they can clearly demonstrate to the Council that they:

- Do not contain any priority habitats[84]; and
- Face genuine difficulties in delivering viable development.

9.34 In line with the Government's response to the Defra consultation on biodiversity net gain, permitted development and householder applications such as extensions are also exempt from the mandatory requirement for providing net gains for biodiversity.

9.35 A biodiversity calculation tool, such as the Defra Biodiversity Metric[85] , should be used to assess and demonstrate that a biodiversity net gain outcome can be achieved. Such a biodiversity metric enables the calculation of losses and gains by assessing a habitat's distinctiveness, condition and extent. These factors are translated into a score which is presented in biodiversity units. Special multipliers are also used to account for risks in delivering habitat creation or enhancement. To achieve net gain, a development must have a sufficiently higher biodiversity unit score after development than before development.

9.36 A minimum figure of 10% above the existing biodiversity baseline is to be used to ensure measurable improvements to biodiversity. This figure has been chosen to be in line with the Environment Act 2021[86]. A Biodiversity Gain Plan or a Biodiversity Mitigation and Enhancement Plan should be submitted to the Council alongside the planning application which demonstrates that a 10% gain in biodiversity value is being achieved through development and how it is to be maintained/ managed. Evidence and rationale supplied by applicants in respect of biodiversity net gain should be supported by appropriate scientific expertise and local wildlife knowledge. Planning conditions and/or obligations may be used to ensure that a planning permission provides for works that will measurably increase biodiversity.

9.37 In some instances where it has been agreed that Biodiversity Metric calculations and the requirement for 10% net biodiversity gain will not be applied due to very low ecological baseline value (such as proposals for a single dwelling), it will still be expected to demonstrate general biodiversity enhancements by provision of, for example, integral

[84] Such as those identified in the UK Biodiversity Action Plan (BAP) https://jncc.gov.uk/our-work/uk-bap/
[85] The Biodiversity Metric 3.1 - JP039 (nepubprod.appspot.com)
[86] Environment Bill Summer Policy Statement: July 2019. https://www.gov.uk/government/publications/draft-environment-principles-and-governance-bill-2018/environment-bill-summer-policy-statement-july-2019

bat roosting features and integral bird nesting features. This is in-line with the NPPF Guidance (July 2019 para. 23) which refers to Swift Bricks and bat boxes.

9.38 There should also be provision made for the ongoing management and maintenance of habitats to ensure net gain is delivered and achieved in the short and long term. It is also important that measures for biodiversity net gain are resilient to pressures from further development and climate change. The Environment Act 2021 states that net gains should be maintained for a minimum of 30 years. Therefore, the Council would expect a costed management and maintenance plan for habitats created for biodiversity net gain to include enough funding to last for a minimum period of 30 years. However, the Council will aim, where possible, to secure net gain for biodiversity for a longer period than that required by the Environment Act 2021 up to the life-time of the development with which it is associated. This is in recognition of the wider long-term benefits that Biodiversity Net Gain provides such as adapting and mitigating the impacts of climate change and improving health and well-being of local communities. Furthermore, maintenance contributions for a 30-year minimum could amount to funding in perpetuity if the funds are invested prudently.

9.39 The Council expects biodiversity net gain to be provided on-site in the first instance. However, where it can be shown that biodiversity net gain cannot be adequately achieved on-site, either a combination of on-site and off-site measures or entirely off-site measures are acceptable. Off-site measures should be made in reasonable proximity to the development as far as possible. This is to ensure that habitats do not become fragmented and the occupiers of the new development and surrounding residents are able to benefit from the ecosystem services that being close to nature provides. Early discussions with the Council's ecologist is encouraged to ensure biodiversity net gain is achieved.

9.40 The use of the Local Ecological Network Map can be an effective way to identify opportunity areas to achieve credible net gains. It can also ensure that creation is in a location where it can contribute to the wider ecological network and reduce habitat fragmentation. A map of the Local Ecological Network is presented in Appendix C of the Local Plan. Consulting the databases held within the Local Environmental Record Centre[87] could also provide useful baseline biodiversity information. This can help to target specific biodiversity enhancements for any protected or priority species and habitats that maybe near to the development, therefore delivering biodiversity net gain.

9.41 The use of credits and/or 'habitat banks'[88] to secure off-site gains away from the development can also be considered if net gains cannot be effectively provided in the vicinity of the development. Discussions with local wildlife organisations can help to identify appropriate solutions. Using a biodiversity metric can also be used to assess whether a biodiversity net gain outcome is expected to be achieved on a particular parcel of land.

9.42 There are several measures that can be integrated into development which can also deliver wider environmental gains enabling the Borough to mitigate the potential future effects of climate change, water/air quality and flooding. Such examples are green roofs which in addition to enhancing biodiversity, absorb rainfall, improve the performance of

[87] Hampshire Biodiversity Information Centre. https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre
[88] Such as the Environment Bank https://www.environmentbank.com/

the building, reduce the urban heat island effect and can improve the appearance of a development.

9.43 Using the baseline biodiversity value (score) of a site and comparing this to the future biodiversity value with the development (score) can be used to calculate the uplift in biodiversity value. This information can be drawn out from the Biodiversity Metric 2.0 that will be submitted by applicants to demonstrate that they have achieved at least 10% net gains for biodiversity.

9.44 The Council may prepare and adopt further detailed guidance in the form of a Supplementary Planning Document to assist the determination of planning applications in accordance with this policy.

## Recreational Disturbance on the Solent Special Protection Areas

**Why this policy is needed**

9.45 The Council is part of the Solent Recreation Mitigation Partnership (SRMP) referred from now on as Bird Aware Solent, which is formed of the PfSH authorities as well as Natural England, the RSPB, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. The Council has worked proactively with the partnership to produce, identify and implement a programme of mitigation measures which form part of a Mitigation Strategy to counteract the likely significant effects of recreational disturbance, (either alone or in-combination) associated with residential development within a 5.6km zone of influence on the Solent SPAs (Solent & Southampton Water, Portsmouth Harbour Chichester and Langstone Harbours and Solent and Dorset Coast). In-combination effects occur where one development considered on its own would not result in a likely significant effect on the Solent SPAs, but when assessing the impacts alongside other developments occurring in the Borough and surrounding areas, there would exist a likely significant effect.

9.46 Development proposals resulting in a net increase in residential units will need to demonstrate that the negative effects can be avoided or mitigated, or they must contribute towards the strategic mitigation measures put in place by Bird Aware Solent. Some other types of development (such as new hotels, student accommodation, care homes and camping and caravan sites) may also need to address recreational disturbance impacts, both alone and in-combination. Such development will be assessed on a case by case basis.

### Policy NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs)

**Planning permission for proposals resulting in a net increase in residential units will be permitted where a financial contribution is made towards the Solent Recreation Mitigation Strategy.**

**In the absence of a financial contribution towards the Solent Recreation Mitigation Strategy, proposals will need to avoid or mitigate any 'in combination' negative effects from recreation through a developer-provided package of measures for the lifetime of the development.**



**How this policy works**

9.47 The strategic measures set out in the Bird Aware Solent Recreation Mitigation Strategy (SRMS)[89] require a financial contribution to be made for each residential dwelling built within 5.6km of the boundary of the Solent to mitigate the in-combination impacts of all new development on the SPA. This 5.6km buffer encompasses the whole of Fareham Borough and is the identified zone of influence for recreational disturbance on the Solent SPAs. This financial contribution covers the quantum of mitigation needed for the development to avoid having an adverse effect on the surrounding SPAs. However, some proposals by nature of their size and/or proximity to the coast may need to provide bespoke mitigation measures in addition to making the financial contribution in order to ensure effective avoidance/mitigation of impacts on the Solent SPAs. As a result, these types of development may require additional site-specific mitigation but will be determined on a case by case basis.

9.48 It is expected that the majority of schemes will mitigate their effects by payment of a contribution. The scale of the financial contribution is based on the number of net additional dwellings, and the number of bedrooms per dwelling. These figures will be updated on the 1st of April each year in line with the Retail Price Index. Further information on the SRMS can be found on the Council's or Bird Aware Solent website[90].

9.49 Development proposals which chose not to pay the financial contribution in accordance with the SRMS will have to demonstrate that an alternative package of mitigation measures, separate from the SRMS, would satisfactorily mitigate the adverse effects from recreational disturbance on the Solent SPAs. This should be carried out in consultation with Natural England.

## Eutrophication in the designated sites in the Solent area

**Why this policy is needed**

9.50 New housing schemes and other proposals which includes a net gain in overnight accommodation necessitates the provision of new connections to the foul water drainage network. This causes an increase in the amount of sewage influent at Wastewater Treatment Works (WwTW). Wastewater from Fareham discharges into Peel Common WwTW which enters the Solent via a long sea outfall. The increase in wastewater effluent from Peel Common both individually and cumulatively with other WwTWs could cause nutrient enrichment and is likely to lead to significant effects on the internationally designated sites in Solent. If a significant effect from new development and other proposals which include a net gain in overnight accommodation on the internationally designated sites in Solent is likely, then mitigation will need to be provided before planning permission can be granted.

[89] Bird Aware Solent Recreation Mitigation Strategy- https://solent.birdaware.org/media/29372/Bird-Aware-Solent-Strategy/pdf/Solent_Recreation_Mitigation_Strategy.pdf
[90] https://www.birdaware.org/

**Policy NE4: Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent.**

**Planning permission will be granted where the integrity of the designated sites is maintained, having regard to the effect of nutrients on the designated sites arising from increased wastewater production.**

### How this policy works

9.51 All new development that would result in a net gain in overnight accommodation which is likely to have a significant effect on designated sites through increased wastewater production will need to provide a Nutrient Budget. Natural England have produced a nutrient budget calculator alongside a general methodology and summary guide[91] on achieving nutrient neutrality for new development resulting in an increase in overnight accommodation. It is recommended that applicants read this guidance to ascertain if their development needs to demonstrate nutrient neutrality or not.

9.52 Unless there are Imperative Reasons of Overriding Public Interest, the Council will only agree to the project after having ascertained that it will not adversely affect the integrity of the designated sites in the Solent. This will be achieved through the Council as competent authority conducting an assessment in accordance with the relevant nature, wildlife and habitats legislation. This will determine if the project will have a likely significant effect on the sites, and if so, whether it can proceed with adequate measures in place to mitigate any of those effects so as to ensure no adverse effect on the integrity of those sites. To demonstrate that adequate measures are in place for development to achieve nutrient neutrality, the Council recommends using the Natural England methodology calculator and accompanying mitigation guidance.

9.53 Proposals that require an onsite mitigation plan in order to be nutrient neutral shall be accompanied by a costed management and maintenance plan for the lifetime of the development. to ensure no likely significant effects. They should be accompanied by an appropriate management and monitoring framework. Proposals that have secured off-site credits to achieve nutrient neutrality will need to submit evidence of the agreement with a mitigation provider to purchase adequate credits with their planning application.

## Solent Waders and Brent Geese

### Why this policy is needed

9.54 Fareham is an internationally important wintering location for protected Brent Geese and Wading Bird species, with the Fareham coast designated as a Solent Special Protection Area (SPA) as a result. The Solent Wader and Brent Goose (SWBG)[92] Strategy explains that Brent Geese and Waders (SPA Birds) are also dependent on a network of habitats which provide feeding and roosting opportunities outside of the SPA boundaries. These 'supporting sites' are the areas shown as Core, Primary, Secondary or Low Use in Policy NE5 and on the Policies map. There is another category of site where the importance is not fully known (due to limited survey data), these areas are classed as 'Candidate' in Policy NE5. At present, there are three Candidate Sites within the Borough. The number of SWBG network sites could change with future updates to the Solent Wader and Brent

[91] Natural England nutrient calculator and guidance - Partnership for South Hampshire (push.gov.uk))
[92] Solent Wader and Brent Goose Strategy: https://solentwbgs.wordpress.com/

Goose Strategy, and if/when new data records emerge to show an area as a possible Candidate for Brent Geese and Waders.

9.55 The known supporting sites of value have been defined and identified in the SWBG Strategy after much surveying and data collection. The Strategy sets out more detail as to which sites are the most valuable and why. Ongoing survey work may result in amendments to the network of sites and the policy shall always apply to the latest Policies map as updated or superseded.

9.56 The identified supporting sites are key to the functional integrity of the designated Solent SPAs. As a result, any adverse impact on these supporting habitats has the potential to be detrimental to the overall integrity of the surrounding Solent SPAs. Development that adversely affects an SPA or its supporting habitat sites will not be permitted. Any potential impact would require an assessment in accordance with the relevant nature, wildlife and habitats legislation.

### Policy NE5: Solent Wader and Brent Goose Sites

**Sites which are used by Solent Waders and/or Brent Geese (as shown on the Policies map) will be protected from adverse impacts commensurate to their status in the hierarchy of the Solent Wader and Brent Geese Network.**

**<u>Core and Primary Support Areas</u>**
**Development on 'Core and Primary Support Areas' (as shown on the Policies map) will only be permitted where:**

**a) The proposal has avoided or adequately mitigated impacts on-site; or**

**b) Where it can be clearly demonstrated that criteria a is not feasible or practicable, a suitable, readily available replacement site which conforms entirely to the specific requirements for the Solent Waders and Brent Geese species concerned and is satisfactorily agreed by the Council in consultation with other appropriate bodies is provided and its management secured for the lifetime of the development.**

**<u>Secondary Support Areas</u>**
**Development on 'Secondary Support Areas' (as shown on the Policies map) will only be permitted where either:**

**c) Adequate on-site mitigation is provided; or**
**d) A suitable replacement habitat is provided on a like for like basis broadly close to the site; or**
**e) Where it can be demonstrated that compliance with either criteria c and d is not appropriate, a smaller suitable habitat replacement area is agreed and secured in perpetuity through a costed Habitat Management and Monitoring Plan and a financial contribution (consistent with the approach taken to mitigating and off-setting adverse effects on the Solent Wader and Brent Geese Network) is provided towards a suitable identified site for Solent Waders and Brent Geese.**

**<u>Low Use</u>**
**Development on Low Use Sites (as shown on the Policies map) will only be permitted where:**

**f) On site mitigation is provided which is agreed by the Council; or**

**g) Where it can be demonstrated that criteria f is not appropriate, off-site enhancement and/or a financial contribution (consistent with the approach taken to mitigating and off-setting adverse effects on the Solent Wader and Brent Geese Network) is provided towards a suitable identified site for Solent Waders and Brent Geese.**

**Candidate Sites**

**Development on Candidate Sites (as shown on the Policies map) will only be permitted where:**

**h) Consecutive surveys are undertaken to determine the classification of the site; and the above requirements are met according to the status of the site which must first be established and agreed with the Council.**

**Indirect effects**

**Indirect effects to a Solent Wader and Brent Geese site from development proposals shall be avoided or (where this not feasible or practicable) a suitable package of mitigation measures should be agreed and secured.**

**How this policy works**

9.57 Development impacts (including direct and indirect) on all the identified supporting sites for Solent Waders and Brent Geese will be assessed on a case by case basis, however all impacts should be avoided in the first instance, where possible.

9.58 Where required, a suitable programme of mitigation measures will be sought which should be proportionate to the value attributed to the identified Solent Wader and Brent Geese site. Proposed mitigation should be consistent with the measures set out in the SWBG Strategy Guidance on Mitigation and Off-setting Requirements[93] or any subsequent mitigation strategy produced. All mitigation measures proposed, should be agreed in consultation with the Council. Members of the Solent Wader and Brent Geese Steering Group[94] may also be consulted to ensure measures will be effective in preserving the Solent Wader and Brent Geese Network. The Network should be protected and where possible, enhanced to achieve biodiversity net gain. Development proposals that directly or cumulatively impact on supporting sites and do not provide mitigation or compensation will be refused.

9.59 Development proposals on Solent Wader and Brent Geese sites will require an assessment in accordance with the relevant nature, wildlife and habitats legislation to determine the level of impact alone and in combination with other plans and projects. Information to enable the Council to undertake the assessment will need to be provided as part of the planning application to demonstrate that there would be no likely significant effects arising from the development. If required, a further detailed assessment will also need to be undertaken to conform to the requirements of relevant nature, wildlife and habitats legislation.

[93] https://solentwbgs.files.wordpress.com/2018/11/swbgs-mitigation-guidance-oct-2018.pdf

[94] Steering Group Members include: Natural England, Hampshire and Isle of Wight Wildlife Trust, The Royal Society for the Protection of Birds, Hampshire County Council and the Coastal Partners.



### Indirect Effects

9.60 There is potential for new development on land adjacent to or in close proximity to Solent Wader and Brent Geese sites to impact on the continued ecological function of the network. Indirect effects may arise from increased recreational pressure and access to sensitive sites; overshadowing and lighting from new buildings; or noise and visual disturbance from construction work on land adjacent to sensitive sites. These activities and the presence of built form may reduce the functional area of a site available to roosting and foraging SPA Birds.

9.61 Appropriate mitigation will be required where new development or changes to access and management has the potential to adversely impact the function of the ecological network. Detailed consideration will need to be given to the design and layout of new development adjacent to sites used by SPA birds to ensure there is no disturbance. Consideration should be given to potential impacts from new walking and cycling routes, access to open space, over-shadowing from built development and lighting. In the first instance, consideration should be given to avoidance measures, following which bespoke mitigation should be proposed. The level of mitigation necessary will be determined on a case by case basis in consultation with the Council and members of the Solent Wader and Brent Geese Steering Group such as Natural England.

### Replacement Habitats and their Management

9.62 Where replacement habitat is required in accordance with policy NE5, the replacement land shall be located as close as possible to the site being adversely affected; unless in consultation with the Council, it has been determined to not be feasible or appropriate. The replacement site must be provided upfront and already be managed in a suitable condition for waders and/or Brent Geese prior to the loss or damage to the site proposed for development. It is expected that the land is owned or leased by a Non-Government Organisation (NGO) partner and with an agreed and costed Habitat Management and Monitoring Plan with sufficient funds provided to cover the costs in full, for the lifetime of the associated development. The long-term funding should be secured for all replacement habitat to provide an endowment whereby it is used for on-going maintenance. This approach would secure the long-term funds required to mitigate for the lifetime of development. It is expected that applicants proposing mitigation for the Solent Wader and Brent Geese network consult with the Council's Ecologist and other appropriate bodies such as Natural England to ensure that mitigation of any impacts is satisfactorily accounted for.

### Core Areas

9.63 Core Areas are considered essential to the continued function of the Solent Wader and Brent Geese network. This is because they have the strongest functional linkage to the designated Solent SPAs in terms of their frequency and continued use by Solent waders and Brent Geese. Therefore, unmitigated loss of a Core Area will not be permitted due to the negative impact this would have on the Solent SPAs.

9.64 It is considered difficult to replace Core Areas as there is limited availability for alternative sites in close proximity to the SPA. The options for off-setting will be considered on a case by case basis and will be subject to maintaining in full or greater, the continued ecological function and providing net gain benefits to the Solent Wader and Brent Geese network. The replacement habitat must have a freehold or long-term lease (in

perpetuity[95] and must be passed to an appropriate conservation body or the Council in a suitable condition and managed in perpetuity as a nature reserve for Wader and/or Brent Geese.

### Primary Support Areas

9.65 Primary Support Areas are important to the continued function of the Solent Wader and Brent Geese network. These areas can, when under suitable management, support similar numbers of birds or fulfil a similar ecological function to a Core Area. Therefore, like Core Areas, the unmitigated loss of a Primary Support Area will not be permitted due to the negative impact this would have on the Solent SPAs and Solent Wader and Brent Geese network.

9.66 The loss or damage to a Primary Support Area from development is only acceptable where such loss or damage is either adequately avoided or mitigated onsite or replaced. The options for replacement will be considered on a case by case basis and will be subject to maintaining the continued ecological function and providing net gain benefits to the Solent Wader and Brent Geese network. This should be achieved through the creation and on-going management of a suitable, readily available replacement habitat. A replacement habitat may be either:

- A new site(s) identified as being suitable to fulfil the same or greater contribution and ecological function, for the same species of bird(s), to that of the area being lost or damaged; or
- An existing site(s) that if brought into better/more appropriate condition can fulfil the same or greater contribution and ecological function, for the same species of bird(s), to that of the area being lost or damaged.

9.67 An early assessment of viable offsetting replacement habitats, along with how the necessary management can be secured and delivered upfront, will need to be undertaken. The assessment will need to demonstrate how the proposed replacement habitat will clearly meet the requirements of Solent Waders and Brent Geese species.

9.68 It is considered difficult to replace Primary Support Areas as there are limited opportunities available for alternative sites close to the SPAs.

### Secondary Support Areas

9.69 Secondary Support Areas ensure a geographical spread of sites available to Solent Waders and Brent Geese, offering a supporting function to the Core and Primary Support Areas. Although these sites are generally used less frequently by significant numbers of Solent Waders and Brent Geese, they become important when the habitat is suitably managed, and when the bird populations are higher due to large numbers of juvenile birds.

9.70 The loss of or damage to a Secondary Support Area will be refused unless appropriate mitigation measures are secured. The preferred approach is to avoid and /or mitigate the impact onsite in the first instance. However, where this cannot be adequately achieved, then an offset through the provision of a suitable replacement habitat on a like for like basis to that being lost or damaged shall be secured in perpetuity. The

[95] The term in perpetuity relating to SW&BG sites is defined in the SWBG Guidance on Mitigation and Off-setting Requirements as being a minimum of 80 years.



replacement site shall be provided as close to the site that is being lost where possible. However, as Secondary Support Areas are generally utilised less frequently than Core Areas or Primary Support Areas it may be acceptable in some cases for the replacement habitat to be located at a greater distance from the original site. However, this will be assessed on a case by case basis and in consultation with the Council and members of the Solent Wader and Brent Geese Steering Group where appropriate.

9.71 If the replacement habitat is to be provided on a smaller scale than that being lost, then the applicant will also need to provide a financial contribution consistent with that set out in the SWBG Strategy Guidance on Mitigation and Off-setting Requirements or any subsequent mitigation strategy produced, in addition to the replacement habitat being proposed. The financial contribution will be used for the management and enhancement of an agreed suitable identified site for Solent Wader and Brent Geese.

### Low Use Sites

9.72 Low Use Sites have the potential to be used by and support the Solent Wader and Brent Geese network. As such, the in-combination loss of these sites would impact on the continued ecological function of the network.

9.73 For development proposals of all kinds, proportionate mitigation, enhancement and/or offsetting will be required. Measures should avoid and/or adequately mitigate the impact of development on site in the first instance. However, where it is demonstrated that this is not practical or feasible, off-site options and / or a financial contribution for mitigation should be considered. The applicant will need to provide a financial contribution consistent with that set out in the SWBG Strategy Guidance on Mitigation and Off-setting Requirements or any subsequent mitigation strategy produced. The financial contribution will be used for the management and enhancement of an agreed suitable identified site for Solent Waders and Brent Geese.

### Candidate Sites

9.74 Candidate Sites contain some records of Solent Waders and Brent Geese. However, these numbers encountered have been recorded less frequently compared to other sites in the Solent Wader and Brent Goose network. There is the potential that these sites could be classified as Core, Primary Support, Secondary or Low Use Areas, but further surveys are necessary to determine the classification of these sites.

9.75 To confirm the classification of a Candidate Site, the following amount of survey data as per the agreed methodology with the appropriate site management conditions will be required;

- Two consecutive years survey where there has only been one survey to date.
- One-year survey where there have been two or more surveys to date

9.76 The level of survey information will depend on the amount of existing survey data available. It is expected that applicants consult with the appropriate bodies such as members of the Solent Wader and Brent Geese Steering Group and the Council's Ecologist and follow an appropriate survey methodology such as that set out in the Solent Wader and Brent Goose Strategy. Once the site classification has been confirmed, the requirements for development on Core, Primary Support, Secondary Support and Low Use Areas will need to be adhered to.

9.77 At present there are three Candidate Sites within Fareham. Candidate sites have records of large numbers of waders or brent geese. However, the large numbers have been recorded fewer than three times from 2006/2007 to present day. Further surveys are necessary to determine the classification (i.e. Low Use, Primary or Secondary Support etc.) of the site using the agreed survey methodology contained in the SWBG Guidance on Mitigation and Off-setting Requirements.

## Trees, Woodland and Hedgerows

**Why this policy is needed**

9.78 Trees, woodlands and hedgerows are under increasing threat from pollution, disease and the pressures of the developing world. As a result, over the last 100 years the tree canopy in our towns and cities has significantly declined.

9.79 The loss of trees, woodlands and hedgerows in our built environment reduces liveability. Balancing our Borough's growth, whilst protecting the environment, maintaining vibrant public spaces, creating recreational opportunities and fostering economic growth is an increasing and on-going challenge.

9.80 Trees, woodlands and hedgerows contribute to the environment in many ways; they improve the quality of the air removing dust particles and harmful gas emissions such as carbon dioxide. In urban areas they help to reduce the heat island effect, reduce soil erosion and flash flooding by slowing down and capturing fast flowing water. In addition, trees, woodlands and hedgerows help to improve biodiversity and provide landscape character whilst also adding a sense of place in our communities. These benefits all help to improve the health and wellbeing of people and in turn improve the quality of life for those who live and work in Fareham.

9.81 The challenge will be to constantly increase awareness of the long-term benefits of trees, woodlands and hedgerows within the urban environment. As Fareham continues to urbanise, this need increases, as does our obligation to enhance the quality of life in Fareham by delivering high quality and well-maintained green infrastructure.

9.82 The Council has a Corporate Tree Strategy[96] in line with section 197 of the Town and Country Planning Act 1990, which provides guidance to developers on the protection, enhancement and creation of high quality and well-maintained green infrastructure within the Borough. The Council is also working on an update to the current 2012-2017 Strategy a draft of which should be available soon.

### Policy NE6: Trees, Woodland and Hedgerows

**Development will be permitted which:**

**a) Retains protected trees, hedgerows and woodland and non-protected trees, hedgerows and woodland, particularly those which have high amenity value; or**
**b) Where there is clear justification for their removal, provides for the suitable replacement (in terms of number, species and size) of trees, woodland and hedgerows; and**

[96] http://www.fareham.gov.uk/pdf/planning/treestrategy.pdf

**c) In either case and where practicable, provides for new and suitable trees, woodland and hedgerows.**

**The removal of protected trees, groups of trees (including veteran trees), woodland (including ancient woodland) or hedgerows will only be permitted in exceptional circumstances.**

**How this policy works**

9.83 All trees, woodlands and hedgerows within the Borough provide benefits in terms of habitats, biodiversity, climate change mitigation and adaptation as well as being important to the character and amenity value of the Borough's urban and rural landscapes. There is a presumption against the loss and damage to trees, woodland and hedgerows. Where there is clear justification for their removal, the Council will seek replacement and/or a contribution for a suitable number, species and size where appropriate.

9.84 The loss of Veteran Trees, Ancient Woodland and other protected trees, woodland and hedgerows will only be permissible in exceptional circumstances and any proposed loss will be considered on a case by case basis. The applicant must demonstrate clear and robust reasoning for any proposed loss, setting out why any loss is unavoidable and justified. The loss of any protected trees, woodland and hedgerows should be compensated for by the replacement of an appropriate number, species and size and in an appropriate location. This should be done in consultation with the Council's Tree Team.

9.85 Where development proposals affect existing trees, woodlands and hedgerows, applicants shall be required to submit their development proposals with an ecological and/or arboricultural survey.

9.86 To prevent damage to tree roots and branches, developers will be required to provide tree protection prior to and during the site clearance, demolition and construction phases.

9.87 Where appropriate, the Council will seek opportunities for the planting of new trees, woodlands and hedgerows in suitable locations. This can be included as part of a development's proposal to achieve net gains for biodiversity or to enable the development to adapt and mitigate the effects of climate change such as through a reduction in the urban heat island effect. Any new planting should be suitable for the site conditions, use native species where appropriate and be informed by and contribute to local character, and enhance or create new habitat linkages. The Ecological Network Map produced by the Hampshire Biodiversity Information Centre (HBIC) which covers the whole of Hampshire, highlights areas where additional planting could help improve habitat linkages and biodiversity.

9.88 Appropriate costed ongoing maintenance specifications and plans will be necessary to protect any newly planted and existing trees, woodlands and hedgerows; and ensure they establish successfully and thrive so their long-term benefits can be delivered.

## Impact of New and Replacement Moorings

### Why this policy is needed

9.89 Fareham's coastline contains a variety of moorings due to its location on the Solent, one of the best sailing areas in the country. The River Hamble and the upper parts of Fareham Lake are very popular locations for boats and as such, include many areas for moorings and pontoon berths. Given this popularity, there may be future demand for additional moorings. However, the proximity of the international designated sites in the Solent means that any new moorings need to be carefully balanced with the sensitive nature of these designated important sites. In addition, new moorings need to be sensitively designed and located to ensure that landscape character, heritage and navigation are also not adversely affected.

### Policy NE7: New Moorings

**New moorings will be permitted provided that they are located outside of the Mooring Restriction Areas (as shown on the Policies map) and they would not have an adverse effect on the integrity of internationally designated sites.**

**Within designated Mooring Restriction Areas, the replacement or relocation of existing moorings will be permitted where there are no alternative locations outside of these areas and provided that they neither:**

**a) Impede the movement of craft or otherwise compromise navigational safety on the river; nor**

**b) Disrupt existing recreational users or areas where there is existing or proposed public access; nor**

**c) Adversely affect the nature conservation, landscape or heritage value.**

### How this policy works

## Mooring Restriction Areas

9.90 To protect the visual amenity in and around the River Hamble and Fareham Lake, the following Mooring Restriction Areas (MRAs) are designated:

- Fareham Lake
- South of Warsash Sailing Club Jetty
- Between Warsash Ferry and Hamble Village
- South of Crableck
- South of Swanwick Public Hard; and
- The Upper Hamble and Curbridge Creek.

9.91 For clarification purposes, the term "mooring" includes all facilities for securing yachts and other vessels, including berths at marinas.

9.92 The River Hamble Harbour Authority (Hampshire County Council) manages moorings in the River Hamble, and has produced a Strategic Plan, Strategic Vision and a Business Plan[97]. Previously the Authority imposed a limit of 3,261 moorings on the areas of the river within their area of control. Because boat sizes have increased, the number of

[97] https://www.hants.gov.uk/thingstodo/riverhamble/harbourauthority



moorings is currently some 200 below that total. The Council's planning jurisdiction extends to the administrative boundary which runs down the centre of the river. Planning permission is required for the construction of jetties, pontoons and related boardwalks and the driving of piles. Planning permission is usually required for the laying down of ground tackle for swing moorings. The Council will consult the River Hamble Harbour Authority accordingly on proposals particularly those which could impact on safety or navigation within the River.

9.93 For Portsmouth Harbour, the Queens Harbour Master (QHM) Portsmouth is the regulatory authority and as such any development proposals like, replacement and/or demolition of moorings within Portsmouth Harbour should consult the QHM Portsmouth.

9.94 Proposals for new moorings should also have regard and conform to the relevant policies within the Marine Management Organisation's (MMO) South Marine Plan[98]. The Council shall consult the MMO on all applications where there is likely to be an impact on the marine area.

9.95 New moorings, as well as the replacement and relocation of moorings in MRAs are also guided by the policy relating to likely significant effects on designated sites, as development of the site has the potential to result in likely significant effects on internationally designated sites such as the Portsmouth Harbour SPA and Ramsar, Solent and Southampton Water SPA and Ramsar, Solent and Dorset Coast SPA and Solent Maritime SAC. This can occur during the construction and/or operational and/or decommissioning phase of a development proposal. Where impacts on designated sites are likely to occur, ecological mitigation to address these impacts will need to be identified in detail at the planning application stage and accompanied where necessary by an assessment in accordance with the relevant nature, wildlife and habitats legislation. The policy would also apply to any pSPAs or pSACs that may in future be designated in the area.

9.96 Development proposals which implement measures that result in improvements to navigation and the appearance of either the River Hamble or Fareham Lake by relocating piled and buoyed moorings from within the MRAs to more appropriate locations are encouraged.

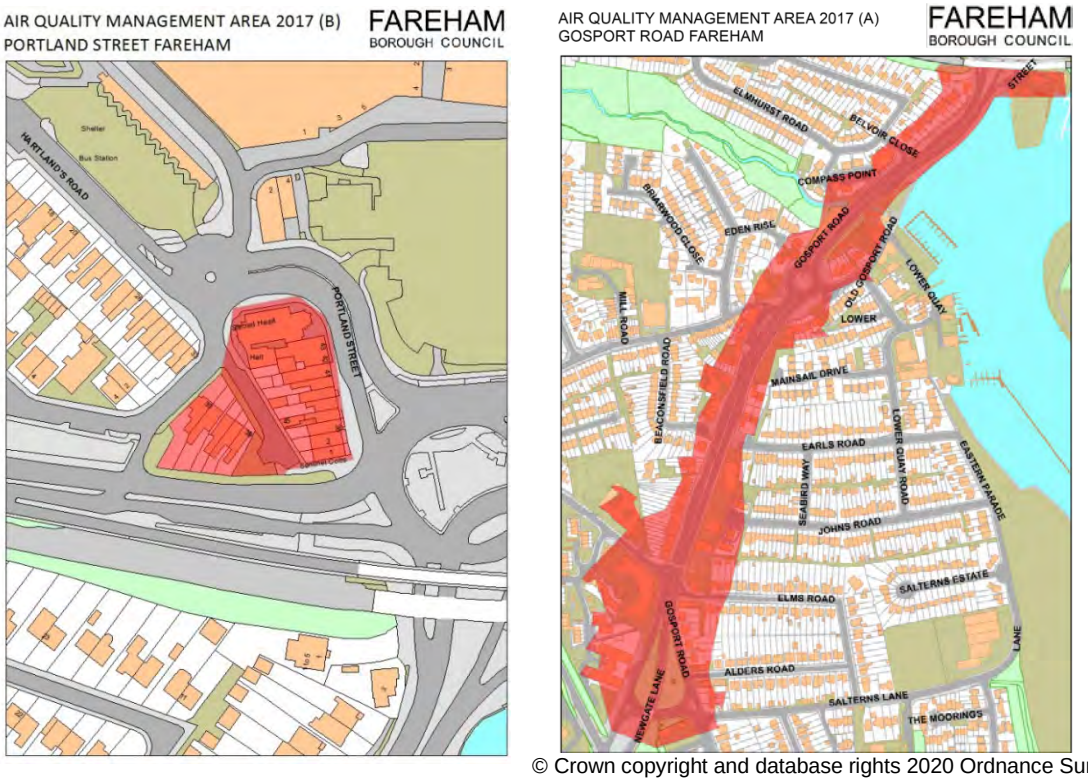
## Air Quality

### Why this policy is needed

9.97 It is recognised that air quality is a major environmental factor that can affect human health, as well as significantly influence and alter local ecosystems. There are set limit values for air pollutants which are contained within Schedule 2 of the Air Quality Standards Regulations 2010[99]. Paragraph 186 in the NPPF seeks to ensure that planning decisions sustain and contribute towards compliance with relevant limit values or national objectives for those pollutants. The Council has taken steps to improve Air Quality in the Borough since the original identification of two Air Quality Management Areas (AQMAs) and corresponding Air Quality Action Plan[100]. Both AQMAs were extended in November 2017 following on from the results of the Annual Status and

[98] South Marine Plan. 2018. https://www.gov.uk/government/collections/south-marine-plans
[99] http://www.legislation.gov.uk/uksi/2010/1001/contents/made
[100] http://www.fareham.gov.uk/PDF/licencing_and_inspections/HCU-170130_FarehamAndGosport16.pdf

Detailed Assessment of Air Quality Report[101]. Whilst the Air Quality Action Plans focus primarily on the A27 and the A32, the Council monitors over 40 locations throughout the Borough.




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***Figure 9.2 shows the current AQMA locations within the Borough***

9.98 In July 2017, the Government published its UK plan for tackling roadside nitrogen dioxide (NO2) concentrations[102]. It identified Fareham Borough Council as being one of the local authorities where the annual mean European Limit Value for NO2 (40 µg/m³) is at risk of being exceeded in the near future. In order to ensure no areas exceed the NO2 thresholds in the future, it is essential for the Council to identify measures to reduce the NO2 emissions across the Borough and make improvements to local air quality[103] . The UK plan for tackling roadside nitrogen dioxide (NO2) concentrations stated that as well as Air Quality Action Plans, Local Plans should seek to target air pollution measures so as to minimise the impact on local residents and businesses. The Local Plan therefore aims to ensure that future development does not contribute to or make worse the levels of air quality within Fareham.

9.99 In November 2019, the National Planning Policy Guidance was updated to reflect the requirement that Local Plans should seek opportunities to actively improve air quality through plan-making and development management decisions. Following these changes and in light of recent discussion on air quality with neighbouring authorities

[101] http://www.fareham.gov.uk/PDF/licencing_and_inspections/HCU-170130_FarehamAndGosport16.pdf
[102] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/633270/air-quality-plan-detail.pdf
[103] 2019 Air Quality Report. https://www.fareham.gov.uk/PDF/licencing_and_inspections/AirQualityReport2019.pdf .



through PfSH, it is now considered appropriate to include a policy specifically on air quality within the Local Plan.

9.100 Twenty four per cent of all emissions across the UK can be directly attributed to Transport[104]. Road transport is the most significant source of emissions in this sector, in particular passenger cars. The Council recognises that most development in Fareham could increase road transport emissions, both during the construction and operational phases. However, it is also recognised that the Local Plan can positively influence air quality through the promotion of sustainable development. The approach to this Air Quality Policy will be to ensure that areas of the Borough remain within safe legal limits of pollutants by minimising road transport emissions wherever practicable to sustainable levels, while also seeking to counter the cumulative impacts arising from the aggregation of incremental emissions arising from each development scheme. Developments will therefore be required where possible to provide infrastructure supporting the use of alternative vehicle types and fuels in support of both Government and Council ambitions in improving Air Quality.

9.101 In formulating the Local Plan it is necessary to consider:

- The observed trends in recent air quality monitoring data and what would happen to these trends in light of the proposed allocations;
- Any impacts from point sources of air pollution;
- The potential cumulative impact of a number of smaller developments on air quality as well as the effect of more substantial developments, including their implications for vehicle emissions;
- Ways in which new development could be made appropriate in locations where air quality is or is likely to be a concern, and not give rise to unacceptable risks from pollution; and,
- Opportunities to improve air quality or mitigate impacts, such as through traffic and travel management and green infrastructure provision and enhancement.

9.102 The Sustainability Appraisal (SA) of the Local Plan is the basis for including these considerations and has informed the selection of development allocations which make up the Development Strategy for the Local Plan. Using the SA process has ensured a strategic approach to air quality has been undertaken to ensure as far as possible that the selected development allocations are located in areas where air quality is not likely to be a concern now or in the future. The approach will also enable the Council to help secure net improvements in overall air quality where possible through measures such as traffic and travel management and green infrastructure provision and enhancement in areas at risk of being above air quality limits.

9.103 Local air quality improvements can be achieved through good practices, careful design of neighbourhoods and actions such as ensuring public services are joined up, and easier to access via public transport, active travel modes or other sustainable transport choices. Improvements can also be accomplished through highway improvement measures, such as modifications to junctions to improve flows, achieved through physical works or developer contributions to future highway improvement schemes.

9.104 Additionally, the provision or enhancement of Green Infrastructure (GI) (in line with Policy NE9) should be considered in conjunction with any mitigation measures aimed at

[104] BEIS (2017) UK Greenhouse Gas Inventory Statistics (1990-2015) https://www.gov.uk/government/collections/final-uk-greenhouse-gas-emissions-national-statistics

reducing vehicle emissions. Certain forms of GI such as trees can create a barrier or maintain separation between sources of pollution and receptors.

### Policy NE8: Air Quality

**Major development shall minimise emissions and contribute to the improvement of local air quality through the delivery and/or enhancement of Green Infrastructure. Minor development should reduce its impacts on air quality.**

**Development which may be affected by poor local air quality will be permitted where no unacceptable harm is likely to be caused to its occupants or visitors.**

**Excluding the land within the Welborne Plan, development will be permitted where it:**

**a) Demonstrates good practice and principles of design, minimising emissions and contributing to the reduction of transport impacts on local air quality; and**

**b) Where relevant, positively contributes to the delivery of the Council's Air Quality Action Plan by mitigating any identified effects of development on air quality within Air Quality Management Areas (AQMAs) and/or any Clean Air Zones.**

**How this policy works**

9.105 It is important that applicants engage early on with the Council, including Environmental Health, to establish the need and scope of any assessment to support an application. All major developments as defined by the NPPF (see glossary) will be expected to produce an Air Quality Assessment and should include the consideration of increased exposure for relevant receptors affected by the development. This is in recognition that the Borough was identified as being one of the local authorities where the annual mean European Limit Value for $NO^2$ (40 µg/$m^3$) is at risk of being exceeded in future years.

9.106 Consideration should be given to the potential impacts of neighbouring pollutant sources on the site and whether the development will expose future occupiers to unacceptable levels of air pollution, even if an assessment of impacts of the development on the surrounding area is screened out. The assessment should also demonstrate that the development will minimise emissions and contribute to the reduction of impacts on local air quality and state how this could be achieved through for example, design and provision of Green Infrastructure.

9.107 Minor developments which includes those schemes that are not covered by the definition of major development as explained in the NPPF are not required to produce an Air Quality Assessment (AQA) except where the development is likely to expose future occupiers to unacceptable levels of $NO^2$ and/ or particulate matter; for example, by being in close proximity to an existing source of poor air quality (M27 motorway or major A road) or located within or close to an Air Quality Management Area or area that has existing poor levels of air quality.

9.108 There is a recognition that minor developments may not in themselves create an additional air quality problem but will cumulatively add to local air pollution and potentially

introduce more people likely to be exposed to existing levels of poor air quality. Therefore, minor developments will be expected to reduce their air quality impacts and mitigation may still be required to offset air quality concerns in the area. This can be achieved through encouraging modes of active travel and / or the provision and enhancement of Green Infrastructure.

9.109 For minor developments, an assessment of the likelihood of needing an AQA will be determined using the following criteria:

- The proposal is adjacent to or within an AQMA; or
- The proposal is sited less than 20m from roads at or above the relevant national objectives highlighted on the DEFRA GIS modelled maps[105]
- The proposal is one of the following Land Use types and within 20m of roads with >10,000 annual average daily transport movements:
    - Hotels, Residential Institutions (including secure) and Dwelling Houses;
    - (Homes of Multiple Occupation (including those with more than six residents; or
    - Non-residential Institutions

9.110 The provision or enhancement of Green Infrastructure (GI) should be considered in conjunction with any mitigation measures aimed at reducing vehicle emissions. Certain forms of GI such as trees can create a barrier or maintain separation between sources of pollution and receptors.

9.111 Other mitigation options to improve local air quality can be achieved through good practices, careful design of neighbourhoods and actions such as ensuring public services are joined up, and enabling easier to access via public transport, active travel modes or other sustainable transport choices. Improvements can also be accomplished through highway improvement measures, such as modifications to junctions to improve flows, achieved through physical works or developer contributions to future highway improvement schemes.

9.112 Mitigation options will need to be related to the development in terms of nature and proportion to the likely impact. The Council will work with applicants to consider appropriate mitigation to ensure new development is appropriate for its location and unacceptable risks are prevented. Planning conditions and obligations may be used to secure mitigation where the relevant tests are met.

9.113 Environmental Health department of the Council will be consulted with regards to air quality impacts on or resulting from all development where:

- The development is in close proximity to an existing source of poor air quality (M27 motorway or major A road) or located within or close to an Air Quality Management Area; or
- When the development is likely to create emissions by for example, substantially increasing traffic movement, or is an industrial process, 10 or more dwellings or a site of 0.5 ha or more, or 1,000 sqm or more of commercial, leisure or industrial use.

9.114 Planning applications will need to consider the effects of development and its inherent increased demand on the road networks leading to increasing detrimental effects on air

[105] http://uk-air.defra.gov.uk/data/gis-mapping

quality. Whether air quality is relevant to a planning decision will depend on the proposed development and its location. Considerations that may be relevant to determining a planning application include whether the development would:

- Lead to changes (including any potential reductions) in vehicle-related emissions in the immediate vicinity of the proposed development or further afield:
- Introduce new point sources of air pollution.
- Expose people to harmful concentrations of air pollutants, including dust. This could be by building new homes, schools, workplaces or other development in places with poor air quality;
- Give rise to potentially unacceptable impacts (such as dust) during construction for nearby sensitive locations;
- Have a potential adverse effect on biodiversity, especially where it would affect sites designated for their biodiversity value.

9.115 The Council may prepare and adopt further detailed guidance in the form of a Supplementary Planning Document to assist the determination of planning applications in accordance with this policy.

9.116 Developments shall consider and employ the principles of good design stated in the Institute of Air Quality Management (IAQM) Land-use Planning & Development Control: Planning for Air Quality[106]:

- New development should not contravene the Council's Air Quality Action Plan, or render any of the measures unworkable;
- New development should not create a new street canyon, or a building configuration that inhibits effective pollution dispersion;
- New development minimise public exposure to pollution sources e.g. by locating habitable rooms away from busy roads or directing combustion generated pollutants through well sited vents or chimney stacks.
- Where development generates significant additional traffic, provision of a detailed travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport.
- All gas-fired Combined Heat and Power plants must meet a minimum emissions standard of:
    - Spark ignition engine: 250 mg NOx/Nm3;
    - Compression ignition engine: 400 mg NOx/Nm3;
    - Gas turbine: 50 mg NOx/Nm3[107].
- A presumption should be to use natural gas-fired installations. Where biomass is proposed within an urban area it is to meet minimum emissions standards of:
    - Solid biomass boiler: 275 mgNOx/Nm3 and 25 mgPM/Nm3.

[106] IAQM Land-use Planning & Development Control: Planning for Air Quality. air-quality-planning-guidance.pdf (iaqm.co.uk)

[107] A common metric to compare all $NO_X$ emissions is $mg/Nm^3$ (milligrams of dry $NO_X$ per Normalised Meter Cube of Exhaust)

9.117 In formulating the Local Plan, the Council sought to introduce a requirement for the installation of EV charging infrastructure for new development. This was in recognition of the need to include measures to improve air quality and help tackle climate change by reducing carbon emissions from private transport. However, in February 2022, a new Approved Document S relating to Infrastructure for the Charging of Electric Vehicles was introduced within the Building Regulations 2010[108]. This Approved Document provides technical guidance regarding the installation and charge point requirements for electric vehicles, which at present, applies to the following types of development:

- New residential buildings.
- Dwellings formed by a material change of use.
- Residential buildings undergoing major renovation.
- Erection of new buildings that are not residential or mixed-use buildings.
- Buildings undergoing major renovation work which are not residential or mixed-use buildings.
- Erection of new mixed-use buildings and mixed-use buildings undergoing major renovation.

9.118 As a result, there is no longer a policy requirement in the Local Plan regarding the provision of EV charging facilities as the requirement is now covered under the Building Regulations 2010. Development which falls into the relevant category covered under Part S should ensure that it provides the necessary EV charging infrastructure in accordance with Approved Document S of the Building Regulations.

9.119 Whilst Policy NE8: Air Quality focuses on the human aspect of negative changes in air quality, it is recognised that poor levels of air quality can also lead to environmental issues; causing likely significant effects on the internationally designated sites in the Solent and South Hampshire region. Policy NE1 of this Local Plan ensures that development will only be permitted where internationally designated sites are protected and enhanced. This means that development that results in negative changes to air quality may not be permissible under Policy NE1 because of the significant effects it may have on the internationally designated sites. In addition to Policy NE1 and as part of the local plan process, the Council has produced a Habitats Regulations Assessment (HRA) which determines whether the Plan, its Policies and Development Allocations will have any significant effects on internationally important habitats and species in the immediate and wider geographical area. The HRA[109] for the plan assessed the Local Plan's impact on air quality and concluded that it will not result in adverse effects on the integrity of designated sites present in the area.

## Green Infrastructure

### Why this policy is needed

9.120 Green Infrastructure (GI) is a network of multi-functional green spaces, green links, Rights of Way network and other green areas which link urban areas to the wider countryside. It has multiple environmental and socio-economic benefits such as: providing mitigation and adaptation to climate change and pollution control, promoting healthy, active lifestyles and associated natural capital. GI can also have a positive role

[108] Approved Document S: Infrastructure for the charging of electric vehicles (publishing.service.gov.uk)
[109] Available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx



in enhancing and protecting heritage assets and historic landscape character within the Borough whilst also facilitating better access and enjoyment.

9.121 The Council is working with the Partnership for South Hampshire (PfSH) to support and deliver the sub-regional strategic green infrastructure network set out in the PfSH Green Infrastructure Strategy 2017 and Implementation Plan 2018. The strategy promotes a variety of strategic projects such as the Forest of Bere, watercourse and river corridor restoration and enhancement as well as projects which will help direct recreation pressure away from sensitive European sites.

9.122 In addition, the Green Infrastructure Strategy for Fareham Borough 2014 and the list of GI projects detailed in the IDP sets out the local projects within the GI network helping to connect the local network to those links being created at Welborne, neighbouring districts and the sub-regional level. The Fareham strategy identifies several projects which can help support and maintain ecological networks, and promotes sustainable modes of transport through increased pedestrian and cycling opportunities across the Borough created by the formulation of new public rights of way links. The Council is committed to improving the Green Infrastructure network for Fareham and will continue to work in partnership with the local community, PfSH, developers, landowners, Hampshire and Isle of Wight Wildlife Trust and other organisations to protect, provide and enhance the Borough and Sub-regional's Green Infrastructure network.

### Policy NE9: Green Infrastructure

**Development of one or more new dwellings or a new commercial/leisure building shall provide or contribute to Green Infrastructure (GI).**

**Development proposals that reduce the quality of the existing GI network will only be permitted where suitable mitigation is identified and secured.**

**Development that directly impacts upon, or is adjacent to proposed GI projects that are included within the PfSH Green Infrastructure Strategy/Implementation Plan or Fareham Borough Infrastructure Delivery Plan should not prevent its future delivery and provide a physical connection to the proposed GI Project. Exceptions will only be permitted where:**

**a) Suitable alternative GI provision of equivalent benefit is provided as part of the development; or**

**b) A financial contribution is secured for suitable alternative GI provision by the relevant authority.**

**How this policy works**

9.123 Green Infrastructure (GI) plays an important role in, mitigating and adapting to climate change, enabling, and supporting healthy lifestyles (through outdoor recreation and access) and enhancing biodiversity. In recognition of these multiple benefits, the Council expects development of one or more new dwelling or a new commercial or leisure building to provide GI either on-site (integrated within the development and connected to the wider GI network where possible) or as part of an offsite contribution which connects to the wider GI Network. GI should always be provided onsite in the first instance unless it can be shown to not be possible. Development proposals which could adversely impact upon existing Green Infrastructure (GI) assets will only be granted permission where suitable mitigation is satisfactorily agreed and secured. This is to

ensure that the local GI network is continually safeguarded and does not become fragmented. There are many features and components of the GI network that are also associated with the Local Ecological Network. Proposals that relate to Policy NE9 should also ensure they comply with Policy NE1 Protection of Biodiversity, Nature Conservation and the Local Ecological Network.

9.124 Development proposals which are located close to or on future identified GI projects within the PfSH Green Infrastructure Implementation Plan[110] or listed within the Council's Infrastructure Delivery Plan (IDP) should ensure they do not impact on these future projects. This is by means of preventing their future delivery, blocking/fragmenting or destroying the GI network. Exceptions will be made where alternative provision which is the same or better quality is secured or a financial contribution for the creation of an alternative GI project nearby is obtained by the relevant authority. The relevant authority in this case would be Fareham Borough Council or Hampshire County Council.

9.125 Some examples of the network of multi-functional green infrastructure can include:

- Public Rights of Way
- Cemeteries and churchyards
- Parks and gardens
- Amenity open space in residential developments including incidental areas of green space such as grass verges
- Allotments and community gardens
- River and wildlife/ green corridors
- Local nature reserves
- Accessible countryside and woodland

9.126 The Council will continue to use appropriate funding mechanisms to invest in appropriate management, enhancement and restoration, of the existing network. Ensuring links and buffers to established sites are maintained and new areas of Green Infrastructure are created. The Council will support development proposals which provide Green Infrastructure on site and which maximise opportunities for connections to the wider GI network.

## Protection and Provision of Open Space

### Why this policy is needed

9.127 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. These spaces are also valuable areas for wildlife and biodiversity and make a valuable contribution to the Borough's adaptation and resilience to climate change. The NPPF provides protection for open space, sports and recreational buildings and land, including playing fields, which should not be developed unless very specific circumstances arise (paragraph 99). It is in the interest of the Borough's residents to retain existing areas of open space whilst providing new areas as part of new development and addressing identified deficiencies to ensure the Borough retains a high-quality environment in which to live in.

[110] https://www.push.gov.uk/wp-content/uploads/2019/08/South-Hampshire-Green-Infrastructure-Implementation-Plan-June-2019-.pdf

## Policy NE10: Protection and Provision of Open Space

**Development on open space will be permitted provided:**

**a) The open space, or the relevant part, is clearly shown to be surplus to local requirements and will not be needed in the long-term; or**

**b) The loss of open space is to be replaced by at least equivalent or better in terms of quantity, quality and accessibility and there will be no overall negative impact on the provision of open space; or**

**c) The development is for alternative sports and recreational provision, which meets locally identified needs and clearly outweighs the loss of the current or former use.**

**Residential development will be required to provide open and play space to meet the needs of new residents, having regard to any relevant standards, or provide an offsite contribution towards improving the quantity or quality of existing open spaces. Where possible, development shall address any additional identified deficiencies in quantity or quality of open space highlighted within the most recent Open Space study.**

### How this policy works

9.128 Any proposals for development on all or part of open space should be accompanied by a detailed assessment of that open space. The quantity, type and primary purpose of the open space in question will determine the extent and type of assessment required. For example, open space which is primarily parks and amenity open space would perhaps have an assessment that had greater emphasis on the recreational value of the open space, whilst natural greenspace would have more detail on the ecological values. If the open space is multi-functional in terms of acting as a buffer/ aesthetic value as well as being of ecological value, then an assessment would be expected to clearly demonstrate that the loss of that open space would not be detrimental to any of the functions and purposes of that open space.

9.129 In addition to allocated open space and Public Rights of Way, the Council will seek to protect any open space which has public value, including those not shown on the adopted Policies map. Non-designated open space can have additional value which can include visual, usable, recreation and biodiversity benefits.

9.130 In the circumstance where the Education Authority has received approval for the disposal of surplus school playing fields from the Secretary of State, in accordance with Section 77 of the Schools Standards and Framework Act 1998, an exception may be made to this policy where equivalent or greater community benefits are provided.

9.131 There is a wide range of multi-functional recreational, amenity and natural greenspaces within the Borough. These open spaces can be defined as space which acts as a focus for the community, contributes to community cohesion and development, landscape conservation, biodiversity conservation, visual amenity and tranquillity, environmental sustainability and climate change resilience, active and passive recreation, and the local economy. Examples of multi-functional green space provision can include:

- Parks and gardens
- Recreational grounds
- Playing fields

- Amenity open space in residential developments, including incidental green space
- Allotments and community gardens
- Cemeteries and churchyards
- Open spaces of historic significance
- Woodland
- Natural grasslands and wetlands
- Informal provision for children and young people
- Public Rights of Way
- River and green corridors

9.132 The NPPF requires local planning authorities to ensure that sufficient open space is provided to meet the needs of communities. The Open Space Study (2018)[111] describes the quantity, quality and accessibility of open spaces within the Borough. It utilised evidence studies gathered in support of previous Local Plans, and available best practice guidance to derive a series of quantity, quality and accessibility standards for assessing current open space provision in Fareham. The results showed that overall, the Borough has a relatively good provision of Natural Greenspace, Parks and Amenity Open Space and Young People Provision (includes children's play equipment and youth provision). However, there is a noticeable shortage of some of these types of open spaces in a few wards against the standards. The Open Space Study provides further details on this.

9.133 It is expected that development proposals which need to provide open space should have regard to the most recent Open Space Study to address any specific open space deficits of a particular area.

9.134 Where the provision of onsite open space has been clearly shown not to be possible, the Council will also seek to enhance and improve the quality of existing open spaces within the Borough particularly where there are quality deficiencies identified. To do this, the following approaches will be pursued:

- Improve the accessibility to and within existing open spaces
- Improve the overall quality of existing open spaces in terms of planting, furniture, outdoor gym and provision for children and young people etc.
- Delivering open space projects included within the Fareham and PfSH Green Infrastructure Strategies
- Support and work with partnering organisations such as PfSH to provide additional strategic open space such as Suitable Alternative Natural Greenspaces (SANGs).

9.135 It is proposed that the standards for open space provision contained within the Planning Obligations Supplementary Planning Document should continue to be used as a minimum guide for new parks and amenity open space and play provision[112]. In addition, where accessible natural greenspace may need to be provided as part of new development but separate to any parks and amenity open space, it is considered that using 2ha of natural greenspace per 1,000 population is appropriate. This particular standard is based on the work of previous open space studies and the recommendation of Natural England (at the time known as English Nature) minimum ANGST standard of all people having 2ha of natural greenspace within 300m walk[113]. It is recognised that development may be required to provide more open space above what is required by the standards to make the

[111] Accessible at: www.fareham.gov.uk/planning/publicationplanevidence.aspx
[112] Please note there is a specific Planning Obligations SPD for Welborne.
[113] http://publications.naturalengland.org.uk/publication/65021

development more acceptable. This is why the proposed open space standards should be considered as a minimum requirement for development which they apply.

| | |
|---|---|
| Parks and Amenity Open Space | 1.5 ha per 1,000 Population. |
| Natural Greenspace | 2 ha per 1,000 Population |
| Children's Play Equipment | 14 pieces of equipment per 1,000 1-12 year olds |

***Table 9.1. Minimum Open Space standards suggested for new development***

9.136 Proposals for offsite contributions of open space in lieu of onsite provision is only considered appropriate where there is sufficient viability and land constraints and it can be clearly demonstrated that the needs of new residents can be met by existing open space, which is close by, and without adversely impacting on the needs of existing residents in the area.

9.137 Open space has fundamental links to green infrastructure whereby provision together can help to improve the interconnectivity of the wider green grid within and beyond the Borough. The delivery of open space can help to support the delivery of green infrastructure and vice versa. As such, open space requirements should be considered alongside green infrastructure.

## Local Green Space

### Why this policy is needed

9.138 Local Green Spaces are designated green areas which are demonstrably special to the local community. The designation affords a level of protection against development except in exceptional circumstances. Local Green Spaces can be anything from sports pavilions and allotments to urban spaces that provide a tranquil oasis. In most cases, a Local Green Space designation is not required because adequate protection from development can be provided from existing designations and policies. Paragraph 100 of the National Planning Policy Framework provides the circumstances where Local Green Space designations are appropriate, such as:

- Where the greenspace is in a reasonably close proximity to the community it serves;
- Where the area is demonstrably special to the community and holds a particular local significance for, beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

9.139 There were previously no designated Local Green Spaces within the Borough. However, as a result of the Issues and Options consultation carried out by the Council in 2019, a number of areas of the Borough were submitted for consideration for Local Green Space designation. These were assessed within the Local Greenspace Background Paper[114] using the criteria within the NPPF. As a result of this three have been designated.

- Mullberry Avenue Open Space
- Dore Avenue Open Space

[114] Available here: www.fareham.gov.uk/planning/publicationplanevidence.aspx



- Oxley's Coppice

**Policy NE11: Local Green Space**

**Proposals that protect or enhance Local Green Space designations as shown on the Policies map or designated through future Neighbourhood Plans, will be permitted.**

**Appropriate forms of development that would be permitted within Local Green Spaces are**:

**a) The construction of new buildings or facilities (in connection with the existing use of land) for: outdoor sport or recreation; allotments; cemeteries and burial grounds or community uses;**

**b) The extension or alteration of an existing building provided it does not result in disproportionate additions relative to the original building;**

**c) The re-use or replacement of existing buildings, provided that a new use does not conflict with the reason for designation of the Local Green Space and any replacement building is not materially larger than the existing building; and**

**d) The carrying out of engineering or other operations required for public safety or to provide essential infrastructure.**

**How this policy works**

9.140 Paragraph 103 in the NPPF states that policies for managing development within a Local Green Space should be consistent with those for Green Belts. Paragraphs 149 – 150 of the NPPF highlight the forms of development that are considered appropriate for Green Belt land. Policy NE11 details which forms of development listed are considered appropriate Local Green Space.

9.141 It is not considered appropriate for example, to allow limited infilling in villages or buildings for agriculture and forestry on Local Green Space. However, it may be considered appropriate to allow the construction of new buildings or facilities in connection with the existing use of land providing the construction of new or replacement buildings does not conflict with the primary reasons why the Local Green Space was designated, for example, for its beauty and wildlife values.

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# TRANSPORT AND OTHER INFRASTRUCTURE



## Sustainable Transport

### Why this policy is needed

10.1 A convenient, efficient, resilient and safe transport network within the Borough is vital in supporting residents, businesses and visitors to the Borough, and to the wider economy of the Solent area.

10.2 Paragraph 104 of the NPPF places a requirement on plan making authorities to ensure the identification of transport issues are considered from the earliest stages of plan-making. Plans should ensure that the potential impacts of development on transport networks are addressed, opportunities from existing or proposed transport infrastructure and changing technology are realised, opportunities to promote travel by alternative modes are identified and pursued, and that the environmental impacts of traffic and transport infrastructure are identified, assessed and taken into account. The planning system should actively manage patterns of growth in support of these objectives.

10.3 The Hampshire Local Transport Plan 2011 to 2031[116] (LTP) sets out the vision and priorities of the Highway Authority (Hampshire County Council). Fareham Borough Council works in partnership with the Highway Authority and other stakeholders[117] to reduce the need to travel and promote a transport system that seeks to improve journey time reliability, accessibility to services and key destinations and manage congestion. To facilitate this the Local Plan will require development to accord with the following principles outlined in the LTP:

- Maximise the potential of the Borough's key location between the cities of Portsmouth and Southampton, through facilitating integration and improvement to the strategic road and rail network to the wider region;
- Promote transport choice through the delivery of high-quality improvements to public transport services and supporting infrastructure, including Rapid Transit options;
- Ensuring convenient cycling and walking networks which contribute towards a modal shift away from less sustainable modes of travel, providing genuine alternative options to the motor car;
- Securing accessibility improvements to town, district and local centres and transport hubs by all modes of transport, ensuring good integration and interchanges between transport modes; and,
- Facilitate management of network congestion which contributes to achieving consistent journey times throughout the Borough.

10.4 The Highway Authority's preferred approach to mitigation of highway impacts, is to focus on active and sustainable modes of travel and reducing the need to travel by motor vehicle. Motor vehicle traffic capacity enhancements at junctions should be considered the "worst-case" mitigation scenario and should not be considered by developers as the default solution to be considered through their respective planning applications. Only when sustainable transport measures have been exhausted should highways capacity improvements be considered.

[116] https://www.hants.gov.uk/transport/strategies/transportstrategies
[117] Other stakeholders include, but are not limited to Highways England, Solent Transport & the Solent LEP

### Strategic Policy TIN1: Sustainable Transport

**New development should reduce the need to travel by motorised vehicle through the promotion of sustainable and active travel modes, offering a genuine choice of mode of travel.**

**Development will be permitted where it:**

**a) Contributes to the delivery of identified cycle, pedestrian and other non-road user routes and connects with existing and future public transport networks (including Rapid Transit), giving priority to non-motorised user movement; and**

**b) Facilitates access to public transport services, through the provision of connections to the existing infrastructure, or provision of new infrastructure through physical works or funding contributions; and**

**c) Provides an internal layout which is compatible for all users, including those with disabilities and reduced mobility, with acceptable parking and servicing provision, ensuring access to the development and highway network is safe, attractive in character, functional and accessible.**

**How this policy works**

10.5 Applications should be supported by a Travel Plan[118] that will identify measures to facilitate and encourage the use of sustainable and active travel modes, thereby reducing the need to travel by motor vehicle. The Highway Authority Local Cycling and Walking Infrastructure Plan (LCWIP) identifies a network of key walking and cycling routes across the Borough and recommends actions along those routes where improvements are needed. Applications will be required to contribute to the delivery of the LCWIP to raise the profiles of cycling and walking as viable alternatives to driving, contributing to the objective of reducing the level of car usage in Fareham.

10.6 Sustainable transport and active travel modes are an essential consideration when developing a site and determine how the site will function in terms of travel patterns. To encourage the uptake and continued use of sustainable modes of transport, the location, design and layout of development will need to show significant prominence and priority being given to pedestrian and cycle movements and then to sustainable transport initiatives, maximising the catchment area and integration with bus or other public transport networks. New cycle routes within and off-site should comply with the latest Department for Transport (DfT) cycle design guidance LTN 1/20 and should include improvements to existing cycle routes where the existing provision is substandard.

10.7 Developments should be designed with accessibility, permeability and integration with existing networks in mind, considering all users, ensuring provision of, or access to, local services and facilities. Where applicable, LCWIP routes are identified within site allocation policies to enable measures to ensure new developments generate as little

[118] https://www.hants.gov.uk/transport/developers/travelplans



additional vehicular movement on the existing road networks as possible are considered from the outset.

10.8 For a site to be considered sustainable outside of existing urban area boundaries in respect of accessibility, it will need to be demonstrated that the intended use and occupiers have a reasonable prospect of a choice of modes of transport to key destinations. Where it is proposed to improve the transport credentials of a site by means of contributions to the transport infrastructure serving it, it would need to be demonstrated that the suggested measures were feasible, viable and sustainable.

10.9 It is essential that new developments provide safe and suitable internal layouts and access to the highway network and provide an internal layout that minimises the likelihood of conflict between road users, whether vehicular, pedestrian or cyclist. Where new accesses or additional use of existing unsatisfactory access(es) or minor roads are required, the Highway Authority will need to be satisfied that it is safe and that the appropriate visibility for all highway users can be provided.

10.10 Where appropriate, relevant and in accordance with other policies in this Plan, the Council will seek, by means of legal agreements, implementation through section 278 agreements, or financial contributions through section 106 towards improvements to local transport networks and cycling and walking routes. Contributions may take the form of improvements to infrastructure such as road junctions, cycle and walking routes, enhancement to existing bridleways and footpaths, or the provision of additional or improved public transport services such as Bus Rapid Transit or Rail.

10.11 All development should afford appropriate parking provision, and cycle storage facilities in terms of amount, design and layout, in accordance with the adopted Fareham Residential Car and Cycle Parking Standards Supplementary Planning Document (SPD) and Non-Residential Parking Standards SPD.

### Highway Safety and Road Network

**Why this policy is needed**

10.12 Fareham Borough Council (Local Planning Authority) and Hampshire County Council (Highway Authority) jointly have a responsibility to consider the impact of development proposed through the Local Plan on the highway network. As Highway Authority, the County Council is responsible for the upkeep, improvements and expansion of the highway network within Hampshire borders. The primary focus of the highway authority within Fareham is to:

- Maintain the function of the M27 and A27 for strategic connectivity;
- Maintain and where appropriate improve the safety and capacity of the networks linking local communities to the A27 and beyond;
- Further develop the concept and provision of public transport including Bus Rapid Transit within the Borough and with links to adjoining areas; and,
- Promote access to local services and facilities by sustainable transport modes (public transport, walking and cycling).

10.13 The Local Plan has a responsibility to consider the impact of development on the highway network. Paragraphs 111 and 112 of the NPPF state that new development should not undermine highway safety or have a severe adverse effect on the highway network. In

line with the Highway Authority advice, proposals for new development should consider alternative mitigation options which follow a sequential approach to assess their impact on the local road network. They should consider the role they can play in reducing car use and transport emissions starting with measures to avoid the need to travel, promote sustainable travel measures, public transport and finally where the above measures cannot avert the need, implement localised junction improvements to include highway capacity for motor vehicles.

10.14 The Local Plan is supported by a Strategic Transport Assessment (STA). The TA models the transport impacts of the development proposed through the Local Plan, test measures to mitigate severe negative impacts, and consider whether the level of proposed development is appropriate. The TA is based on a sub-regional model assessing the impact of the Local Plan development in combination. It is imperative that all proposals are supported by suitable evidence to show that any significant impacts from the development on the transport network, or on highway safety, can be cost effectively mitigated to an acceptable degree.

**Policy TIN2: Highway Safety and Road Network**

**Development will be permitted where:**

**a) There is no unacceptable impact on highway safety, and the residual cumulative impact on the road networks is not severe; and**

**b) The impacts on the local and strategic highway network arising from the development itself or the cumulative effects of development on the network are mitigated through a sequential approach consisting of measures that would avoid/reduce the need to travel, active travel, public transport, and provision of improvements and enhancements to the local network or contributions towards necessary or relevant off-site transport improvement schemes.**

**How this policy works**

10.15 This Local Plan is accompanied by a Strategic Transport Assessment which has identified locations on the road network where mitigation measures are needed to address the cumulative impact on the highway network from the scale and location of development proposed in the Local Plan up to 2037. These junctions are listed in table 7 of the Infrastructure Delivery Plan.

10.16 Where applications are shown to impact on one or more of these junctions identified in the Strategic Transport Assessment, contributions will be sought to deliver mitigation schemes in line with Policy TIN2.

10.17 The Council is mindful that the Strategic Transport Assessment document represents a strategic level assessment and that it is only when development schemes come forward as a planning application that the detailed transport assessment work can be prepared to determine the specific impact of development. As a result, some of the transport infrastructure schemes may need amending or removing as more detailed assessment work is undertaken.

10.18 Developments which generate a significant amount of vehicular movement, or where there are potential cumulative negative effects on the highway network as a result of proposed developments in close vicinity of each other, will require an individual Transport Assessment to assess the likely impacts of the proposal[119]. The Highways Authority will require a Transport Assessment for sites larger than 50 residential units or 2,500 sqm of commercial floorspace, or where there are potential cumulative effects with sites lower than these thresholds.

10.19 The Transport Assessment should reflect the scale of the development being proposed, the impact on the strategic and local highway network and identify measures which can be put in place to reduce its impact to an acceptable degree. Local requirements should also be taken into consideration; information on these requirements can be viewed on the Fareham Borough Council website. The Council will seek mitigation by means of on-site delivery or financial contributions through legal agreements (section 278 agreements or section 106 agreements) towards improvements to local transport network improvements.

## Safeguarded Routes

**Why this policy is needed**

10.20 Fareham Borough Council is working with neighbouring authorities (Portsmouth City Council, Gosport Borough Council, Havant Borough Council and Hampshire County Council), to address the performance and sustainability constraints on the existing transport network and build upon the success of the existing Rapid Transit services. This is to support housing and employment growth, not only in Fareham but the South-East Hampshire region.

10.21 With a focus on serving both key current and future anticipated commuting markets, and in response to the need to enhance the transport network and public transport proposition in the sub-region, proposals for further development of the Rapid Transit offer are being developed. The aim is to deliver improved cross-mode and cross-authority integration with the introduction of fast and reliable Rapid Transit services that are recognised to genuinely offer an enhanced service and experience from conventional bus services.

10.22 To deliver the vision for Rapid Transit across the Borough and sub-region, the Council and Highway Authority will need to protect and enhance the routes and links to Rapid Transit services.

### Policy TIN3: Safeguarded Routes

**Development will not be permitted:**

**Where proposals may compromise the ability of the Highway Authority to deliver public transport highway interventions at the safeguarded locations as shown on the Policy map at: Delme Roundabout, the A27 from Delme Roundabout to Portsmouth boundary, Quay Street Roundabout and Fareham Bus Station.**

[119] https://www.hants.gov.uk/transport/developers/transportassessments

**How this policy works**

10.23 The Council seeks to safeguard land to provide a high quality, integrated and sustainable transport system which contributes to a reduction in demands on the existing network. To aid the delivery of the South East Hampshire Rapid Transit scheme to improve access to Fareham and Gosport this Plan will support the delivery of highway interventions at the following locations:

**Fareham Bus Station**
- Interventions between Quay Street and Fareham Bus Station to avoid Quay Street roundabout;
- Redeveloped bus station and improved interchange;

**Fareham Delme Roundabout**
- Bus infrastructure interventions to avoid peak hour queues;
- Increased highway capacity to aid both general traffic and buses;
- New bus lane onto roundabout from East Street;

**Fareham – Portchester corridor**
- Bus priority along A27 in the form of bus lanes, bus gates and priority at junctions;
- Shared use path along A27 corridor;

**Current Castle Street Roundabout**
- Alterations to existing road layout;
- Removal of subways and replacement crossings;
- East-west bus lanes with bus gates at junctions

**Portchester – Cosham corridor**
- Bus priority along A27 in form of bus lanes, bus gates and priority at junctions
- New pedestrian and cycle link across M275 link road

10.24 These routes (as shown on the Policies map) will be safeguarded from any development that would compromise the ability of the Highway Authority to deliver the identified public transport interventions. The Council will support applications that contribute to the provision of a high quality, integrated and sustainable public transport system including future extensions of the SEHRT network to the west of Fareham towards Segensworth, Swanwick Station, Whiteley and the North Whiteley major development area and to serve the Solent Enterprise Zone at Daedalus and adjacent coastal settlements. Applications will be required to ensure the integrity of these sites is not impacted and contribute to the provision or delivery of local walking and cycling links to the route.

## Infrastructure Delivery

**Why this policy is needed**

10.25 Development proposed in the Local Plan will have a likely impact upon infrastructure provision in the Borough. In complying with national planning policy, it is important that the Council sets out its strategic priorities for the Borough in the Local Plan, including the provision of infrastructure required to support local plan development. Paragraph 20 of the NPPF requires Local Plans to make sufficient provision for infrastructure through policy. The definition of infrastructure includes transport, telecommunications, security,



waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy. In addition, the framework states that community facilities (such as health, education and cultural infrastructure) should also be sufficiently planned for. The Council recognises that it is important that the necessary infrastructure is provided for to support the Borough's housing and employment delivery targets.

10.26 Local planning authorities are required to work alongside other authorities and infrastructure providers to assess the quality and capacity of infrastructure for their areas and identify any deficits and requirements along with opportunities for addressing them. The Infrastructure Delivery Plan (IDP) published in support of this Plan provides an assessment of all types of infrastructure potential impacts as a result of the Local Plan and the potential sources of funding identified to support the delivery of housing, employment and retail for the Borough to 2037.

10.27 All developments (excluding householder applications) will be required to contribute to the delivery of supporting infrastructure identified in the IDP, through either on site provision (section 278 works in the case of highways) or financial contributions to off-site mitigation. Financial contributions will be sought through the Community Infrastructure Levy and Section 106 developer contributions to fund improvements to existing or new infrastructure.

10.28 As a live evidence document, the IDP will be regularly monitored and amended to reflect any changes in circumstances regarding the provision of infrastructure. The Council will continue to work with infrastructure providers and stakeholders to assess the quality and capacity of its infrastructure which should also take account of the need for strategic infrastructure including that of national significance.

### Strategic Policy TIN4: Infrastructure Delivery

**Developments (excluding householder applications) will be required to provide and contribute towards the delivery of new or improved infrastructure, or other mitigation, to mitigate the impacts of the development. Planning permission will be granted where:**

**a) The new or improved infrastructure will be delivered at a rate, scale and pace taking account of phasing on larger schemes; or**

**b) The new or improved infrastructure will be provided on-site as an integral part of the development, unless the nature of the provision is better provided off-site through the process of developer contributions.**

**How this policy works**

10.29 All new development is required to deliver the necessary infrastructure that is needed to mitigate the impact of the development. The NPPF and Planning Policy Guidance require planning authorities to identify the infrastructure requirements to support development, as well as how they will be funded and brought forward. Other mitigation, other than infrastructure, and including financial contributions, may be required to make the development acceptable, for example financial contributions to meet the net gain requirements of Policy NE2, where on-site provision is not possible.

10.30 As part of Local Plan, an Infrastructure Delivery Plan (IDP) has been developed in collaboration with infrastructure and service providers, which considered the current and forecast infrastructure requirements for a suite of infrastructure types, including transport, utilities, green infrastructure and water supply. The IDP schedule details the key infrastructure improvements required to meet the Plan's proposals. The IDP is a 'live' document and will be kept under review.

10.31 The Council will also continue to use the adopted Planning Obligations Supplementary Planning Document[120] (SPD) or future equivalent, which provides guidance for developers and other interested parties on the Council's approach to the use of Planning obligations to secure satisfactory development and essential infrastructure, particularly the level associated with on-site provision.

10.32 Paragraph 55 of the NPPF states that planning obligations (whether on-site or financial) should only be used where it is not possible to address unacceptable impacts through a planning condition. Where obligations are imposed, they should be kept to a minimum and only where they are necessary, relevant to planning and to the development to be permitted. Paragraph 57 states that obligations must only be sought where they meet all of the following tests:[121]

a) Necessary to make the development acceptable in planning terms;
b) Directly related to the development; and,
c) Fairly and reasonably related in scale and kind to the development.

10.33 The Council recognises that in some cases, there may be a requirement for new or improved infrastructure to be delivered before the development is commenced, whereas in other scenarios, the delivery of infrastructure will be required in line with completions or occupations. The Council will look to secure the delivery and timescale for delivery of necessary infrastructure through suitably worded planning conditions and/or obligations in legal agreements.

10.34 Prior to seeking any financial contributions, the Council will need to be satisfied that provision cannot be provided as part of the development. Where required the Council will seek contributions via a legal agreement towards the enhancement of either on-site and/or off-site facilities, including strategic infrastructure in line with Regulation 122 of the Community Infrastructure Levy Regulations 2010[122] and the Council's Planning Obligations SPD. Where on-site provision of infrastructure is made, financial contributions or other appropriate mechanisms may also be required for the on-going maintenance of that infrastructure.

10.35 Community Infrastructure Levy (CIL) receipts will be the primary mechanism for contributing towards the provision of Borough-wide off-site strategic infrastructure to support the wider infrastructure needs of the Borough. Section 106 legal agreements will be drawn up where financial contributions towards specific off-site or on-site infrastructure works are required to mitigate the impact of the development.

10.36 CIL spending priorities are set out in the Infrastructure Funding Statement (IFS) published by the Council annually, starting in December 2020. The IFS will set out the anticipated funding from developer contributions, CIL and s106, and the choices the

[120] http://www.fareham.gov.uk/PDF/planning/local_plan/PlanningObligationsSPD.pdf
[121] Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
[122] https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122



Council has made about how these contributions will be used. This will demonstrate the delivery of infrastructure throughout the plan-period. Fareham Borough Council is required to publish a statement annually, from December 2020 onwards, supporting the development of the Local Plan.

10.37 To ensure that the scale of development and site allocations set out in the Local Plan are deliverable, the IDP specifies the type of planning obligations required. Where applications are made in accordance with Plan policy, they will be assumed to be viable. As stated in paragraph 58 of the NPPF, it is up to the applicant to demonstrate whether circumstances justify the need for a viability assessment at the application stage.

10.38 Other sources of funding for the provision of off-site infrastructure may also be available such as Government, non-departmental public body and LEP funding. The Council will continue to work with statutory bodies and organisations which provide infrastructure funding to facilitate social cohesion, environmental improvements and economic growth to the benefit of the Borough and wider sub-region.

10.39 Developers will be required to undertake early engagement with the Council as well as other infrastructure providers in advance of proposals being submitted to ensure the infrastructure that is needed to serve the site is provided at the right time and to the right specification, especially on large sites. Where practical, the possibility of sharing infrastructure facilities should be fully explored. For example, this could include telecommunications companies utilising existing masts, health care provision linked to a community hall or a school providing additional opportunities for community use or adult learning. Proposals for new infrastructure will need to be fully justified where opportunities for utilising or sharing existing infrastructure are identified. All infrastructure provision will be expected to be appropriately designed in accordance with the wider policy objectives of this Plan.

10.40 Development deemed to be CIL liable will be expected to pay in compliance with the adopted CIL Charging Schedule[123] and CIL Instalments Policy[124.] Where financial contributions will be sought through Section 106 agreements, as set out in the policies in this plan, this will be progressed alongside the Planning Application process.

[123] http://www.fareham.gov.uk/PDF/planning/ldf/AdoptedChargingScheduleWithMaps.pdf
[124] http://www.fareham.gov.uk/planning/cilinstalments.aspx

# DESIGN



## High Quality Design and Placemaking

11.1 Fareham Borough has developed significantly over the last hundred years and continues to grow, responding to development need and pressure. Distinct and attractive settlements, neighbourhoods and places have been created and new ones are being planned and designed. The Council recognises that a key part of the strategy to deliver buildings, spaces and places in the right locations that people want to live, work, visit, and invest in, is to ensure that all new development achieves high quality design, and responds appropriately to the separate identity and defining and distinctive characteristics of the Borough's existing settlements.

11.2 Maintaining and strengthening the identities of the Borough's settlements and their key characteristics is a core part of the Local Plan's Vision and Development Strategy. Policy D1 provides the basis and toolkit to deliver locally influenced high quality development and placemaking. The Fareham Landscape Assessment 2017 provides local context and key attributes and characteristics of the Borough's countryside. The Technical Review of Areas of Special Landscape Quality and Strategic Gaps 2021 provides further detailed assessment of these areas. Hampshire County Council has identified distinctive Townscape Character Areas for Fareham, Hill Head and Stubbington, Locks Heath, Sarisbury and Warsash, and Swanwick and Whiteley[125]. In addition, the Council has also produced Conservation Area Character Assessments to help define the key aspects of those locations within the Borough. All of these documents provide important local information to apply the principles of Policy D1 and help deliver distinctive, high-quality places.

11.3 The Council has prepared a Design Guide SPD for the Borough as well as SPDs for the provision of open space and parking, which reflect local aspirations and requirements. In addition, the Council has prepared visions for Fareham Town Centre and Portchester Village Centre, which have taken account of residents and businesses' views and relevant townscape and conservation area character assessments, and the principles of high-quality design and placemaking as set out in Policy D1.

11.4 For major housing allocations within the Local Plan, such as HA1, HA3, HA4, HA55 and HA56, the Council has developed locally specific Framework Plans to support the Policy. These have been developed using local context and site specific assessments and following the principles set out in Policy D1.

### Why this policy is needed

11.5 The National Planning Policy Framework (NPPF) states that achieving high quality buildings and places is fundamental to the planning and development process. It recognises that achieving well-designed, beautiful and safe places requires high quality in the design of buildings and spaces, which in turn will help to deliver the economic, social and environmental objectives of sustainability. Such development will be beneficial in its own right but will also lead to improvements in the quality of the existing environment and the health and well-being of its users.

11.6 The NPPF, as supported by Planning Practice Guidance (PPG), the National Design Guide (NDG) and the National Model Design Code (NMDC), states that that the design quality of new development is more than just the appearance, form, materials and detail of buildings. It includes the arrangement of buildings within a layout, how close together

[125] Townscape assessments | Hampshire County Council (hants.gov.uk)



they are, the spaces in between buildings, the views and vistas they create, landscape and planting, biodiversity, other uses and activities, the richness of users' experience both visual and aural, and how they connect with existing and proposed essential services and facilities. Taken together, development should foster well-designed, beautiful and safe places. National guidance also includes directions on how buildings and spaces must be able to cope with the effects of climate change, including the impacts of severe weather and be designed and constructed to reduce the causes of a changing climate.

11.7 The NDG and NMDC, in support of the NPPF and PPG provides more detailed guidance on the key characteristics of what constitutes well-designed development and the pre-conditions that deliver quality places. These are set out under the following headings:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

11.8 All of these characteristics need to be considered and combined to ensure the delivery of high-quality development. The extent to which all characteristics are relevant will depend on the scale and nature of a development proposal. Each of the characteristics and associated design and development criteria is explained and set out below.

## Context

11.9 Understanding the nature of a place is essential to ensuring that the design of new development within or related to it, is responsive to that context. Analysing the character of a place includes many elements, which are applicable to a greater or lesser extent depending on the scale and sensitivity of a proposal and its location. These existing elements include:

11.10

| | |
|---|---|
| • Layout and spaciousness including views inwards and outwards<br>• The pattern of uses and activities including flood risk<br>• Built form and architecture, including scale, proportion, materials and detailing<br>• Environment including landscape and visual impact, microclimate, flood risk, noise, air and water quality<br>• Ecology, habitat and biodiversity | • Landscape character including topography, planting, drainage and visual impact<br>• Access, movement, accessibility and connectivity<br>• The function of place now and in the future including demographics, economy and the aspirations, concerns and perceptions of local communities |

11.11 A well-designed, contextual development demonstrates that it is:

- based on a sound understanding of the features of the site and the surrounding context, that should include those identified above; and
- integrated into their surroundings so it relates well to them; and
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage

## Identity

11.12 Creating places that the user experiences as attractive, memorable, distinctive and of strong character are well designed places. The identity of a development, whether one new home or a new office block will be derived from an appropriate response to the site's context, including the architectural language of a building. The response should focus on the important and high quality, positive design attributes and characteristics of existing adjacent places. Where adjacent places are not well designed, a new distinctive identity of place and architectural language can be created through the nature of the landscape and the site's location, whether the site is on the edge of existing settlements or within existing suburban or town centres. The strength of identity will come from how the different built elements and the spaces in between are brought together, in a coherent and attractive manner. There are many such elements, including:

- the composition of street scenes, individual buildings and their detailing; and
- the height, scale, massing and relationships between buildings; and
- views, vistas and landmarks and roofscapes; and
- the degree of symmetry and variety of building facades, the pattern and proportions of their windows, doors, details and materials, and
- planting, colours, textures, shapes and patterns, including the architectural language of individual buildings.

11.13 The way a development functions and contributes to an existing place also creates a strength of identity. Creating a coherent attractive place that appeals to all the user's senses, encourages and prioritises walking and cycling as a mode of movement will be a well-designed place. By contrast development should avoid being a place that is dominated by vehicular access and movement priority.

## Built Form

11.14 Built form is the three-dimensional pattern or arrangement and scale of development blocks, streets, buildings and open spaces. The pattern should be coherent and attractive. At a smaller scale it is the shape and proportion of extensions or other additions to individual buildings.

11.15 Well-designed buildings, spaces and places are derived from an appropriate analysis of context, taking on the surrounding area's positive design attributes. Well-designed places will also have:

- compact forms of development that are walkable, contributing positively to well-being and placemaking; and
- accessible local public transport, services and facilities, to ensure a high level of sustainability; and
- recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and

- memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion for all users.

### Movement

11.16 Moving to and from a development, linking key services and facilities, leisure and employment destinations, as well as movement corridors within new development, are all essential elements to well-designed places. Movement takes place in a variety of public spaces including roads, streets, squares and foot/cycle paths and, whilst they must be functional, they must also be visually attractive, follow existing and new desire lines, but allow for passive activity and social interaction.

11.17 Well-designed places will have movement corridors that create a coherent pattern and hierarchy and:

- are safe and accessible for all; and
- function efficiently to get everyone around, taking account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes; and
- limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality; and
- promotes activity and social interaction, contributing to health, well-being, improved accessibility and inclusion; and
- incorporates green infrastructure, including street trees to soften the visual impact of built form and car parking, help improve air quality and contribute to biodiversity.

### Nature

11.18 Bringing nature into new development is both a functional and visual element in delivering quality to place making. Planting and associated management creates habitat and biodiversity, can support drainage systems and helps to combat climate change. Appropriate planting softens built form and enhances the attractiveness and quality of streets and spaces, helping the well-being and health of users. It is critical therefore that such planting and habitat creation is designed with optimal space and conditions so that it will be robust in the long term and allow for proper maintenance and management. Native species should be used to generate optimal biodiversity net gain, particularly with regard to trees, hedgerows and natural greenspace.

11.19 Well-designed places:

- positively integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience; and
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity; and
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

## Public Spaces

11.20 Public space has many forms and scales and is more than public parks or open spaces. Public space includes, roads, streets, squares and other hard surfaced incidental spaces. They should be visually attractive, include planting and a variety of habitats, connected to desire lines as well as being safe and secure for all users. Public space should be designed to be the focus and the heart of new development, ensuring priority for people.

11.21 Well-designed places:

- include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion; and
- have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks; and
- have public spaces that feel safe, secure and attractive for all to use. This includes ensuring that:
    - spaces are overlooked and are fronted by buildings, not located to the rear; and
    - buildings create the edge to a space with active frontages that have their entrances as well as their principal windows and balconies fronting; and
    - have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation; and
    - Have high quality street furniture, including seats, benches, light columns, notice boards, bollards and fencing that are visually attractive in their own right, complimentary to one another as well as functionally appropriate.

## Uses

11.22 High quality design helps to create sustainable places, which include a mix of uses that support everyday activities to live, work and play. It is important that the scale and nature of such uses is commensurate with the development and does not undermine the retail hierarchy and the vitality and viability of existing nearby centres or facilities. New neighbourhoods require a range of local services and facilities including schools, nurseries, workplaces, healthcare, spiritual, recreational, community and commercial uses. These should be co-located to create a focus and heart for the neighbourhood, vibrancy and social interaction. Such places will also require a variety of housing tenure to create mixed, integrated and flexible accommodation over time.

11.23 It is recognised that not all development will contain a mix of uses due to their scale, such as for small scale development and householder extensions. However, where new housing development is proposed, the Council will ensure that it is located so that it is well related and connected to existing centres and areas of mixed use activity, helping them to be vibrant and viable, and helping to support local public transport services.

11.24 Well-designed places have:

- a mix of uses including local services and facilities to support daily life; and
- an integrated mix of housing tenures and types to suit people at all stages of life; and
- well-integrated housing and other facilities that are designed to be tenure neutral and socially inclusive.

## Homes and Buildings

11.25 Homes and other buildings provide the internal and associated external environments in which people live, work, play and visit. Ensuring that the environment is of a high quality, in terms of space, temperature, noise, air, light, and access, all combine to ensure optimal conditions to support the health and well-being of their users and deliver sustainable development. Homes and buildings must also be of a form, materials and detailing that are visually attractive and sit comfortably within and add to the quality and character of public space, as well as shared or private gardens, parking and servicing space.

11.26 Well-designed homes and buildings:

- provide good quality internal and external environments for their users, promoting health and well-being; and
- relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and
- resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

## Resources

11.27 New buildings and places contribute directly and indirectly to greenhouses gases and climate change. The embodied energy in construction and manufacture, operational energy use and the location, form and connectivity of new development by motorised vehicles all play a part. High quality buildings and places conserve natural resources including land, water, energy and materials. Their design responds and adapts to the impacts of climate change.

11.28 Well-designed places have a layout, form and mix of uses that reduces their resource requirement for land, energy and water. This approach means that designs:

- create compact and attractive forms and in convenient, connected locations that encourage walking and cycling and reduce the need to travel by motorised transport; and
- are orientated to take advantage of natural resources and renewable energy utilising passive design strategies; and
- have planting to create shade and shelter for their users, improve air quality, mitigate the effects of pollution and reduce the heat island effect; and
- utilise green sustainable urban drainage systems to create habitats, biodiversity and improved water quality, as well as controlling surface water runoff; and
- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and
- use materials and adopt technologies to minimise their environmental impact.

## Lifespan

11.29 The use of quality materials, appropriate structural design and construction technique, together with suitable planting and on-going stewardship and maintenance are elements that need to be carefully combined to ensure enduring high-quality buildings, spaces and places. Long term attractiveness relies on these elements whilst also needing to be functionally efficient. This does not mean that low-cost, low maintenance, is the overriding factor in design and decision making. The use of natural materials, that weather well and retain their attractiveness with minimal maintenance have been used extensively and well in Fareham over time.

11.30 Well-designed places, buildings and spaces are:

- designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; and
- robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully; and
- adaptable to their users' changing needs and evolving technologies; and
- well-managed and maintained by their users, owners, landlords and public agencies.

### Policy D1: High Quality Design and Place Making

**Development proposals and spaces will be of high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.**

**Development proposals will be permitted where compliance with the following key characteristics of high quality design, has been demonstrated:**

**i. Context - where proposals appropriately respond to the positive elements of local character, ecology, history, culture and heritage; and**

**ii. Identity - where proposals create places that are attractive, memorable, distinctive and of strong character; and**

**iii. Built form - where proposals create a three-dimensional pattern or arrangement and scale of development blocks, streets, buildings and open spaces, that are coherent, attractive and walkable; and**

**iv. Movement - where proposals create attractive, safe and accessible corridors that incorporate green infrastructure and link with key services and facilities along existing and future desire lines, which promote social interaction and activity; and**

**v. Nature - where proposals positively integrate existing and new habitats and biodiversity within a coherent and well managed, connected structure; and**

**vi. Public spaces - where proposals create public spaces that are attractive, safe, accessible and provide a focus for social interaction, and promote healthy activity and well-being; and**

**vii. Uses - where proposals provide or are well related and connected with, a mix of uses that provide the day to day needs of users; and**

**viii. Homes and buildings - where proposals provide a variety of dwelling sizes and tenures, have sufficient space and are well related to public space; and**

**ix. Resources - where proposals reduce the use of natural resources, conserve and enhance and integrate habitats and ecosystems and are adaptable over time, minimising waste; and**

x. **Lifespan - where proposals are designed and constructed to create enduring high-quality buildings, spaces and places that are attractive and functional, which weather well and can be adapted to users' needs with efficient management and maintenance.**



**How this policy works**

11.31 The quality of buildings, spaces and places will be assessed at all scales and having regard to all users. Quality design will be at the heart of the Council's decisions, from the location of new development at a strategic level through to the design and appearance of buildings and spaces, their details, landscaping and how they are to be managed and maintained for the long term.

11.32 The Council will use the criteria set out in policy D1 and detailed and explained in paragraphs 11.5-11.30 to assess whether development proposals are acceptable. The Council will need to understand how a proposal has met the criteria. There will be an expectation for applicants to demonstrate their approach within submitted supporting documents such as a Design and Access Statements for major developments or those in Conservation Areas, responding to each criterion as necessary.

11.33 The extent of analysis and explanatory material should be proportionate to the nature, size and sensitivity of the site and the proposal.

11.34 This policy should be considered in conjunction with more detailed related policies set out in the Plan. In particular, Policy NE6: Trees, Woodland and Hedgerows, Policy CC2: Managing Flood Risk and Sustainable Drainage Systems, Policy CC3: Coastal Change Management Areas, Policy CC4: Renewable and Low Carbon Energy, Policy D4: Water Quality and Resources, Policy TIN1: Sustainable Transport and Policy TIN4: Infrastructure Delivery.

11.35 In addition to Local Plan policies, the Council will have regard to the Fareham Borough Design Guide SPD and other existing and future SPDs in the assessment and determination of planning applications where they apply.

11.36 Where appropriate within the Local Plan period, the Council will develop additional design guidance relating to specific sites, settlements or Borough wide. Such guidance could include site or area-wide masterplans, design codes or guidance related to specific issues, such as parking and sustainable construction. These will be developed in conjunction with local residents and the wider community, where applicable, and in conformity with any relevant existing or future national or sub-regional policy or guidance. This includes Building for Healthy Life 12[126], BREEAM Assessment, which will be used as an assessment tool for major new development and the National Model Design Code and the future revised Manual for Streets.

11.37 The Council will also make use of Design Review Panels, where appropriate, to provide independent guidance and assessment of proposals, depending on the scale, context and relationship to important heritage or ecological assets.

11.38 Building Regulations take into account all regulated emissions arising from new residential development (heating, fixed lighting and ventilation) and energy efficiency standards, but the Council will support planning applications that exceed Building Regulations requirements. In respect of non-residential standards, developments will be supported that meet BREEAM standards or an agreed equivalent industry standard assessment process, where viable. Developers that propose a scheme to meet

[126] Building for Healthy Life: Design Toolkit for neighbourhoods, streets, homes and public spaces (Homes England July 2020)

BREEAM standards in order to demonstrate the sustainability benefits of their proposals should submit a post construction assessment and BREEAM certificate to the local planning authority to demonstrate compliance. The requirement for BREEAM standards will be considered as part of a review of the next Local Plan.

11.39 It is expected that with climate change, there is to be an increase in temperatures. New development is therefore encouraged to be designed and laid out as such that it provides natural ventilation and making use of Green Infrastructure such as urban street trees to alleviate the urban heat island effect and the risk of overheating from rising temperatures.

## High Quality Design and Ensuring Good Environmental Conditions

### Why this policy is needed

11.40 New development should be designed to ensure that the environmental conditions of internal and external space support and promote good health and well-being for all users.

11.41 Good environmental conditions include appropriate levels of space, light, privacy, heating, cooling and water quality, whilst avoiding excessive and unacceptable impacts from noise, ground, air, water and light pollution or contaminants.

11.42 Potential solutions to overcome identified excessive environmental conditions must be acceptable in their own right having regard to local plan policies. For example, such solutions should not have an adverse visual impact in the landscape or streetscape or result in overbearing or overshadowing effects.

11.43 Proposals for residential accommodation[127] should provide a suitable living environment for existing and future occupiers and users, including appropriate external amenity space in line with the requirements of the Fareham Borough Design Guide SPD. Developments that do not achieve acceptable living standards are often symptomatic of overdevelopment, poor design, an inappropriate location for housing or a combination of these. New developments with habitable rooms should secure adequate internal space to comply with the national described space standards in accordance with Policy D5[128]. New development should also receive adequate daylight and sunlight[129] to create satisfactory living and working accommodation. This is particularly important in certain residential rooms such as bedrooms and living rooms.

11.44 Applicants for new residential development should be aware of the requirements of Policy HP7: Adaptable and Accessible Dwellings in Chapter 5, which outlines adaptability/accessibility standards on new dwellings. Policy HP7 also requires a percentage of dwellings for large scale development[130] as Category 3 of Part M (Access to and Use of Buildings) of the Building Regulations (2015 edition). Category 1 is the minimum for residential development.

[127] 'Residential accommodation' goes beyond the definition of a C3 use class 'dwellinghouse'. Whilst not exhaustive this can also include hotels, residential institutions and houses of multiple occupancy (HMOs).
[128] Nationally Described Space Standards (MHCLG – March 2015 and as amended)
[129] Where necessary, in addition to guidance set out in the Fareham Borough Design Guide SPD, the use of 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'. Building Research Establishment (Sep 2011) or a suitable and agreed computer model will be used to assess the potential impact upon daylight, sunlight and shadowing.
[130] Schemes of over 100 dwellings (gross)



### Policy D2: Ensuring Good Environmental Conditions

**Development must ensure good environmental conditions for all new and existing users of buildings and external space.**

**Development proposals, including changes of use, will be permitted where they:**

**a) Do not have an unacceptable adverse impact on the environmental conditions of future occupiers and users or on adjacent/nearby occupants and users through ensuring appropriate outlook and ventilation and providing adequate daylight, sunlight and privacy; and**
**b) Do not, individually, or cumulatively, have an unacceptable adverse environmental impact, either on neighbouring occupants, adjoining land, or the wider environment; and**
**c) Can demonstrate that the future occupants and users of the development site will not be unacceptably adversely impacted from existing activities in the surrounding area.**

**How this policy works**

11.45 Proposals for new development will be assessed through appropriate and suitably qualified internal and external persons, using industry accepted methodologies, systems and procedures to determine the future environmental conditions resulting from proposals. Proposals that are assessed to be likely to have a significant adverse impact on occupiers' or users' health and well-being will not be permitted. Assessments will also be required where there is the potential for unacceptable adverse impact from existing activities that may impact on the development site. This includes but is not limited to flightpaths, commercial uses and the highway network.

11.46 Adverse environmental impacts include, but are not limited to, contamination, noise, heat, liquids, vibration, light or air pollution, or excessive wind (including dust, smoke, fumes or odour).

## Coordination and Piecemeal Development

**Why this policy is needed**

11.47 Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and masterplans is vital to ensure that developments are sustainable, appropriately planned and designed. It can ensure that land and other resources are used efficiently, avoid duplication, located optimally, connect people, places and habitat, and equalise value. It can also avoid piecemeal development and associated sterilisation of land and development delivery.

11.48 Circumstances where coordination is required include:

- Connecting separate site ownership and associated development though pedestrian cycle and vehicle corridors, increasing permeability and avoiding segregated cul-de-sac forms;
- Ensuring integration and connection of existing and new biodiversity and habitats;

- The provision of open space, sport and play facilities;
- Shared parking and servicing arrangements;
- Provision of infrastructure including drainage, energy, health, education, shops and community space;
- Phasing of development over time.

11.49 The Council requires, through policy and relevant SPDs, delivery of open space, affordable housing and other infrastructure and / or financial contributions resulting from the number of residential units proposed. The Council will consider and assess planning applications and pre-application stage proposals and advise applicants as to whether the scale, design, layout and mix of units, having regard to Policy D1 and the context of the site, is of an appropriate yield to ensure the effective use of land and not result in the avoidance of financial and other contributions required by the Policy TIN4.

### Policy D3: Coordination of Development and Piecemeal Proposals

**Where proposals come forward that are part of a wider development site, supporting information will be expected to demonstrate that the proposal will not prejudice the appropriate development of the adjoining site(s) in accordance with Local Plan policies, and that the proposal maximises place-making opportunities. Development proposals that prevent or limit the potential for appropriately developing an adjoining site, or which do not maximise connectivity, permeability and efficiency opportunities or address mitigation and infrastructure needs relating to the wider development, will not be permitted.**

**Where piecemeal development could delay or prevent the comprehensive development of a larger site, a legal agreement will be sought, to ensure that any permitted development does not prejudice the development of adjacent land.**

**Applications which seek to evade infrastructure provision (including affordable housing) by not fully maximising the use of the site or by putting forward piecemeal development will not be supported.**

#### How this policy works

11.50 Proposals for new development will be assessed to ensure that uncoordinated and piecemeal development is avoided. The Council, separately or in combination with developers will demonstrate, through suitably scaled and detailed masterplans, parameter plans and design codes, or other suitable process and product, how development parcels and separate land ownerships should be developed comprehensively. The Council will use conditions of planning consent together with appropriately worded legal agreements, to deliver all aspects of a wider development.

## The Water Environment

#### Why this policy is needed

11.51 The sustainable management and improvement of the Borough's water environment is highly important. An improved water environment will have benefits for Fareham's residents, visitors and business and positively contribute towards conserving and enhancing the natural environment including biodiversity net gain. The most recent

available data from the Environment Agency[131] suggests that the water bodies in and around Fareham are of moderate status. The objective is to restore these waterbodies to good status and the Council has a role in helping to achieve this objective by ensuring that there is no deterioration of the water environment as a result of planned development and where possible, look to enhance it.

11.52 It is essential that the Council ensures new development protects and enhances water quality and existing resources where such opportunities arise. Existing water resources that need protecting include the Source Protection Zone (the underlying chalk aquifer) in Wallington, the four rivers and their associated tributaries in the Borough and the many other standalone water habitats (lakes, ponds and streams) which are also present. Enhancements from development can include the creation or funding of specific water projects and/or the implementation of Sustainable Drainage Systems (SuDS), in accordance with Policy CC2 Flood Risk and Sustainable Drainage Systems

11.53 The conservation and management of water as a resource is an important factor for consideration in new development and developers should implement schemes which make the most efficient use of water. As set out in government guidance, the Council has the option to set additional technical requirements on exceeding the minimum standard required by Building Regulations in respect of water efficiency. The Environment Agency's report on Water Stressed Areas (July 2013) in the UK concluded that areas covered, by Southern Water, such as parts of the Fareham Borough are in an area of serious water stress[132]. In addition, increased water efficiency can help towards reducing the impact of development on water quality. As a result, the Council consider the Optional Technical Housing Standard for Water efficiency of no more than 110 litres per person per day to be applicable across the whole Borough in order to help tackle water quality as well as conserving water as a resource.

## Water Quality

11.54 Fareham Borough has 8.5km of open coastal frontage, 14.5km of frontage on the tidal River Hamble and 11.5km of frontage onto Portsmouth Harbour. The Rivers Wallington and Meon also flow through the Borough.

11.55 The South-East River Basin Management Plan (2015) identifies significant water management issues in the South-East river basin district including pollutions from wastewater (e.g. phosphorous and nitrates). The priority issues in the East Hampshire catchment are diffuse pollution, heavily modified river channels, reducing fish habitat and passage and landfill sites near protected areas.

11.56 The findings of the PfSH Integrated Water Management Study (2018)[133] show that Peel Common Wastewater Treatment Works (WwTW) will receive increased flows of sewerage effluent from development in Fareham. Although no significant impact or deterioration is predicted due to future housing growth, the Peel Common WwTW will require improvements by 2025 to increase capacity in the WwTW and sewer network upgrades. The Solent catchment which Peel Common WwTW discharges into, is noted to already have nitrate problems with Nitrate Vulnerable Zones being designated in the area by the Environment Agency. Catchment level nitrate measures are required now to

[131] Environment Agency Catchment Data Explorer. https://environment.data.gov.uk/catchment-planning/
[132] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf
[133] http://www.fareham.gov.uk/PDF/planning/local_plan/PUSH_IWMSFinalReport-Redacted.pdf

tackle the various sources of nitrate pollution which include from agriculture, sewage effluent and coastal background sources. Policy NE4 relates directly to the issue of nutrient neutrality and impacts into the Solent.

### Policy D4: Water Quality and Resources

**The Council together with its partners will seek to improve water quality and manage the use of water resources by ensuring development proposals provide for the satisfactory supply and disposal of surface and wastewater. Development proposals must not be detrimental to the management and protection of river, coastal and groundwater (including Source Protection Zones). Opportunities to enhance these resources in line with the Water Framework Directive (WFD) objectives will be supported**.

**To minimise impact on the water environment and adapt to climate change, all new dwellings shall achieve as a minimum the Optional Technical Housing Standard for Water efficiency of no more than 110 litres per person per day. Development that achieves a higher technical standard of 100 litres per person per day, including the use of grey water recycling, will be supported.**

**How this policy works**

11.57 Development proposals should demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available. Applicants should provide a connection at the nearest point of adequate capacity in the sewerage network in collaboration with Southern Water.

11.58 The optional technical standard in relation to water resources of requiring 110 litres per person per day will be applied by planning condition to all new dwellings. It is recognised that the water supply companies (Southern Water and Portsmouth Water) have targeted aspirations to get personal water consumption down to 100 litres per person per day. Therefore, the policy requirement for 110 litres per person per day is a minimum requirement and development throughout the plan period should be encouraged to achieve the higher standard of 100 litres per person per day where possible.

## High Quality Design and Living Space

**Why this policy is needed**

11.59 The provision of sufficient living space within new homes is an important element of high quality housing design and a pre-requisite for good environmental living conditions. Residents of new homes should be provided with sufficient space for basic daily activities and needs. Setting minimum space standards helps to mitigate impacts from overcrowding, particularly relating to health and wellbeing, reducing depression, giving children room to play within the home and helping to ensure a good night's sleep. Space should be provided for the furniture people need, to store personal possessions, to prepare food conveniently or to socialise with friends and family. If homes are to be robust and sustainable in the long term, they must offer functional and adaptable spaces that meet the needs of families, children, older people and disabled residents.

11.60 Subject to suitable evidence, the National Planning Practice Guidance allows local planning authorities to require new residential development to meet minimum internal space standards as set out in the 'Technical housing standards – nationally described space standard' (2015)[134]. The nationally described space standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard and is continually updated.

11.61 Evidence collected by the Council shows that most new dwellings in the Borough are being built consistent with the space standards. However, certain exceptions have been identified. Firstly, it is often the smallest bedroom or 'box rooms' of dwellings which fail to meet the space standards for single rooms, and secondly, whilst rooms may meet the standards for single rooms, they are often identified as doubles. Introducing a policy will guarantee that those good practices that are prevalent today will continue and ensure that rooms are delivered to the size they are required to be across the range of dwelling types and sizes, ensuring a good stock of homes of all sizes.

11.62 There are no notable viability impacts anticipated from the introduction of a nationally described space standard.

11.63 All new homes, including subdivisions of larger properties and conversions, will therefore be required to meet the nationally described space standards, unless it can be shown unpracticable in the face of other material considerations and policy requirements. For example, the Council will consider minor reductions in the internal space standards where it can be demonstrated that this is necessary to ensure the repair and re-use of a heritage asset without undermining its character and fabric integrity.

11.64 This approach will be carried forward in line with any subsequent standard that the government may introduce, pending a review of potential viability consequences when applied to the Borough.

**Policy D5: Internal Space Standards**

**All new dwellings, including subdivisions and conversions shall meet as a minimum the nationally described (internal) space standards (or future equivalent) as set out in the government's housing technical paper: 'Technical housing standards – nationally described space standard' (2015).**

**How this policy works**

11.65 For all planning applications that involve residential development, the Council will assess the internal space of each dwelling, or part as applies against the standards and requirements as set out in table 11.1 and paragraphs a) to i) below. Planning applications should be accompanied by appropriate evidence and information setting out the internal floorspace, bedroom sizes and the extent of built-in storage for each dwelling.

11.66 The technical housing standards for minimum gross internal floor areas and storage are set out in Table 11.1.

[134] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

| Technical Housing Standards – nationally described space standard.<br>Minimum Gross Internal Floor Areas and Storage ($m^2$) | | | | | |
|---|---|---|---|---|---|
| **Number of bedrooms (b)** | **Number of bed spaces (persons)** | **1 storey dwellings** | **2 storey dwellings** | **3 storey dwellings** | **Built-in storage** |
| **1b** | 1p | 39(37[135]) | | | 1.0 |
| | 2p | 50 | 58 | | 1.5 |
| **2b** | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | |
| **3b** | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| **4b** | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |

***Table 11.1 Technical Housing Standards – nationally described space standard***

11.67 The standard requires that:

a) the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 11.1 above
b) a dwelling with two or more bedspaces has at least one double (or twin) bedroom
c) in order to provide one bedspace, a single bedroom has a floor area of at least 7.5$m^2$ and is at least 2.15m wide
d) in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5$m^2$
e) one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
f) any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1$m^2$ within the Gross Internal Area)
g) any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
h) a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72$m^2$ in a

[135] Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m2 for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39$m^2$ to 37$m^2$, as shown bracketed.
Furnished layouts are not required to demonstrate compliance.

double bedroom and 0.36m$^2$ in a single bedroom counts towards the built-in storage requirement

i) the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

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# HISTORIC ENVIRONMENT



## Historic Environment

12.1 Planning plays an important role in maintaining and protecting the historical environment. Planning policies must balance the need for development whilst securing the conservation and enhancement of this valued asset in the Borough. Appropriate development can better reveal a heritage asset's significance and increase access and enjoyment of the historic environment.

## National Policy and Guidance

12.2 National policy and guidance place significant emphasis on the need to conserve heritage assets in a manner appropriate to their significance so they can be enjoyed and continue to contribute towards the quality of life of existing and future generations.

12.3 The NPPF provides the following key definitions to assist in the understanding of the historic environment:

12.4 The Historic Environment is defined as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

12.5 A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

12.6 The significance of heritage is expressed as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

12.7 The setting of a heritage asset is described as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

12.8 Planning Practice Guidance[135] states heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

12.9 Heritage assets are classified as 'designated' or non-designated'. Designated heritage assets include Listed Buildings, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites, Conservation Areas, and Registered Parks, Gardens and Battlefields which are statutorily designated under the relevant legislation. Non-designated heritage assets are those which have been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets.

[135] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

12.10 The historic environment of Fareham includes 5 Scheduled Monuments, 13 Conservation Areas, more than 400 statutory Listed Buildings, 200 locally listed buildings, 8 historic parks and gardens which have been identified as having local importance and a number of archaeological sites of local importance.

12.11 The principal evidence base for the historic environment for Fareham Borough is the Historic Environment Record[136] (HER) maintained by Hampshire County Council (HCC). In addition to the HER, a full list of the heritage assets which are found in the Borough and an explanation of their categories can be found in the Historic Environment Background Paper[137].

## Historic Environment and Heritage Assets Strategic Policy

### Why this policy is needed

12.12 The National Planning Policy Framework (NPPF) paragraph 190 sets out that plans should include a *positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats.*

12.13 Fareham has a rich historic environment which contributes greatly to the character, diversity and distinctiveness of the Borough. The Council recognises the role this plays in contributing to the Borough's sense of place and the importance of setting out a positive strategy for its conservation and enjoyment by appropriately conserving and enhancing the Borough's historical assets, settings and landscapes**.**

### Strategic Policy HE1: Historic Environment and Heritage Assets

**All development should seek to conserve and enhance the historic environment and heritage assets, in line with local and national policy. The Council will take appropriate positive steps to conserve and enhance the Borough's historic environment and heritage assets.**

### How this policy works

12.14 Under the Council's positive strategy, the Council will take action to ensure the conservation and enhancement of the historic environment and heritage assets by:

- Applying national heritage policy as set out in the NPPF and PPG (or successor guidance), as well as guidance of relevance to the historic environment published by the government or Historic England
- Applying the non-strategic policies on designated assets (conservation areas, listed buildings & structures, scheduled monuments & protected wrecks) and non-designated assets (locally-listed buildings, locally-listed parks & gardens) which provide additional detail for each type of heritage asset. The non-strategic policies should be considered additional to national policy, rather than replacement.
- Identifying opportunities to better reveal the significance of heritage assets; and
- Proactively seek solutions for heritage assets at risk through discussions with owners to secure the preservation of vulnerable and deteriorating buildings and

[136]https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord
[137]www.fareham.gov.uk/PDF/planning/publicationplan/HistoricEnvironmentBackgroundPaper-FINAL.PDF

other heritage assets[138] through maintenance and repair, and as a last resort, using its statutory powers; and

- Seeking to secure the retention of buildings of architectural or historic interest, including optimum viable use, where appropriate; and
- Providing guidance and advice to owners and developers of historic buildings and heritage assets; and
- Keeping the designation of Conservation Areas under review, updating its Local List and bringing forward enhancement schemes as appropriate.

## Conservation Areas

### Why this policy is needed

12.15 Conservation Areas are designated under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Once designated, legislation requires that local planning authorities act with the aim of protecting, preserving and, where possible, enhancing the character and appearance of these areas, as designated heritage assets. The demolition of buildings and works to trees are also controlled within Conservation Areas.

12.16 The Borough has thirteen designated Conservation Areas as detailed in the following table:

| Conservation Area | Year of Designation | Date of Conservation Character Assessment |
|---|---|---|
| Cams Hall | 1982 | 2008 |
| Catisfield | 1994 | 2003 |
| Fareham High Street | 1969 | 2006 |
| Hook | 1974 | 2011 |
| Osborn Road | 1979 | 2006 |
| Portchester, Castle Street | 1969 | 2014 |
| Sarisbury Green | 1994 | 2010 |
| Swanwick Shore | 1994 | 2010 |
| Titchfield | 1969 | 2013 |
| Titchfield Abbey | 1994 | 2013 |
| Town Quay | 1975 | 2005 |
| Wallington | 1980 | 2014 |
| Warsash | 1994 | 2012 |

***Table 12.1: Conservation Areas***

12.17 The character of each area is derived from a variety of aspects including the age and style of individual buildings, the way groups of buildings are arranged, the spaces between them, their historical significance in the development of an area and also their use. Other factors such as: open spaces, landscaping, trees and important views all combine to form the overall character of an area.

[138] Such as through an Article 4 direction

### Policy HE2: Conservation Areas

**Development affecting a Conservation Area (as identified on the policies map) should preserve or enhance the special architectural, historic character or appearance of Conservation Areas by:**

**a) Taking account and sensitively responding to the relevant Conservation Area Character Appraisal and Management Strategy; and**
**b) Retaining buildings, groups of buildings, historic street patterns and other features, including trees, landscape features and architectural details, which make a positive contribution to the character or appearance of the Conservation Area; and**
**c) Ensuring the design of all development, within the Conservation Area, or within its setting is of high quality which responds appropriately to the special architectural, historic character or appearance of the area and surrounding buildings in terms of scale, height, layout, design, detailing and materials; and**
**d) Protecting open spaces and views, in and out of the area which are important to the character and setting of the area;**

**Proposals which would result in the loss of a building or other structure which makes a positive contribution to the significance of the Conservation Area will also be considered against the criteria e-i set out in policy HE3: Listed Buildings and Structures and/or their Settings.**

**Proposals which would cause substantial harm to the significance and character of a Conservation Area will not be permitted unless it is demonstrated that the harm would be outweighed by substantial public benefits.**

**Where proposals would cause less than substantial harm to the significance and character of the Conservation Area, the identified harm will be weighed against the public benefits to be gained.**

#### How this policy works

12.18 Proposals will be assessed in line with the relevant Conservation Area Character Appraisal and in accordance with the NPPF and the Council will give great weight to ensuring the preservation or enhancement of the Conservation Area, its setting or any features of special architectural or historic interest.

### Listed Buildings and Structures and/or their Settings

#### Why this policy is needed

12.19 Listed buildings and other listed structures are statutorily designated under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. The term listed building can cover a wide variety of man-made structures, not just houses but also churches, industrial and agricultural buildings and structures like bridges, walls, statues, mileposts, phone boxes and lamp posts. These buildings and structures are nationally listed to mark and celebrate special architectural and historic interest. All buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most of those built between 1700 and 1850. Buildings from the period after 1945

are carefully selected, and there is usually a minimum building age of 30 years for it to be eligible for listing.

12.20 Listed buildings/structures are broken down into 3 categories:

- Grade I buildings: buildings of exceptional interest;
- Grade II* buildings: particularly important buildings of more than special interest;
- Grade II buildings of special interest. This classification is the most common (92% of all listed buildings are in this listing class) and it is the most likely grade of listing for a homeowner.

12.21 The majority of listed buildings in the Borough are Grade II listed (as of 2020), however There are also 4 Grade I listed buildings and 20 Grade II* listed buildings.

12.22 Proposals which would result in the loss of a building or other structure which makes a positive contribution to the significance of the Conservation Area will be considered in line with criteria e-i of Policy HE3: Listed Buildings and Structures and/or their settings.

### Policy HE3: Listed Buildings and Structures and/or their Settings

**Where a development would affect a listed building/structure and/or its setting, proposals should preserve or enhance any features of special architectural or historic interest they possess, proposals must demonstrate sufficient understanding of and respond to the historic environment by ensuring that:**

**a) Proposals to alter or extend listed buildings/structures, are accompanied by a Heritage Statement, which provides sufficient detail and is proportionate to the proposal and describes:**
   1. **the significance of any heritage assets affected, including any contribution made by their setting; and**
   2. **the principles of the proposal and its impact on the special interest and significance of the building; and**
   3. **why the works proposed are desirable or necessary and demonstrate how the public benefit of the works outweighs any harm;**

**b) Proposals are of a well-considered design which ensure that any development is appropriate in terms of style, scale, density, height, materials, architectural features and detailing; and**

**c) Changes of use are compatible with and respect the special architectural or historic interest of the heritage asset or its setting and;**

**d) Demolition of structures within the curtilage of a listed building are supported by robust evidence demonstrating that the structure is beyond meaningful use or repair or is not of special architectural or historic interest as a structure ancillary to the principal listed building.**

**Great weight will be given to the conservation of listed buildings/structures (the more important the asset, the greater the weight will be). Proposals which would cause substantial harm to or the total loss of the listed building/structure will be refused unless it can be demonstrated that such a proposal would provide substantial public benefits which would outweigh the harm caused to the listed building/heritage asset.**

**Where total or partial loss of a listed building/structure is to be permitted, the Council may require that:**

- **e) A scheme for the phased development and redevelopment of the site providing for its management and treatment in the interim is submitted to and approved by the Council. A copy of the signed contract of the construction work must be deposited before construction commences;**
- **f) Where practicable, the listed building/structure is dismantled and rebuilt or removed to a site previously approved;**
- **g) Important features of the listed building/structure are salvaged and re-used;**
- **h) There is an opportunity for the appearance, plans and particular features of the listed building/structure to be measured and recorded;**
- **i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate.**

**Where proposals would cause less than substantial harm to the significance of the heritage asset, the identified harm will be weighed against the other public benefits to be gained. Proposals will be assessed in accordance with the NPPF and the Council will give great weight to the desirability of preserving the listed building/structure, its setting or any features of special architectural or historic interest.**

**How this policy works**

12.23 Works to historic buildings should usually retain the original structure and fabric as far as is possible, because the special interest (its significance) comes from these features, in one way or another. Each type of historic building has its own characteristics and significance, usually related to its original function and these should be respected when proposals for alterations or change of use are put forward, although the Council will take a pragmatic approach with regard to optimal viable use.

12.24 A proportionate Heritage Statement will be required for development proposals that have the potential to affect any listed building/structure. The statement should describe the significance of the asset, using appropriate references such as the Historic Environment Record and should set out the significance of the asset and the impact of the development on its setting. The statement should demonstrate how the development has been designed to better reveal or conserve the heritage asset; failing that, to avoid any adverse impact; or if this is not possible, only then setting out how the impact can be minimised or mitigated, and, if there is residual harm, why the public benefits of the development outweighs that harm. Pre-application advice can be sought through consultation with the Council's Conservation Officer.

12.25 National policy sets out that the weight afforded to heritage assets when considering applications for development should be proportionate to their importance. This weight should be applied when considering applications for development affecting heritage assets in Fareham and any evidence supporting a proposal should be proportionate to the importance of the asset affected.

12.26 In some cases, an alternative use to that proposed may be more appropriate in the interests of securing the long-term conservation of the asset. In accordance with national guidance, weight will be attached to the benefits of ensuring the optimal viable use of the heritage asset when making a balanced assessment of such development proposals.

## Archaeology

### Why this policy is needed

12.27 Archaeological remains constitute the principal surviving evidence of the Borough's past. They are a finite and fragile resource and the destruction of such remains, by development, should be avoided to ensure the Borough's past is not lost forever.

12.28 Where development affects archaeological remains, these should be preserved in situ, and loss or harm to nationally important archaeological remains should be wholly exceptional. Where the public benefits of the proposed development demonstrably outweighs preservation of the archaeological remains in situ, the Council will seek to secure mitigation through excavation, recording and public presentation of the results.

12.29 Written consent from the Secretary of State for Digital, Culture, Media and Sport must be obtained before any work on a Scheduled Ancient Monument can commence[139]. Some developments may also require planning permission.

### Policy HE4: Archaeology

**Development which would result in harm to the significance of a Scheduled Monument or other nationally important archaeological site[140] will not be permitted unless the tests set out in the NPPF are met.**

**Applications for development on sites where archaeological remains may be present must be accompanied by an initial desk-based assessment of the archaeological value in the site. Where that initial assessment indicates that significant archaeological remains are or may be present, an archaeological field evaluation will be required. The evaluation should define:**

**a) The character, importance and condition of any archaeological deposits or structures within the site; and**
**b) The likely impact of the proposed development of these features; and**
**c) The means of mitigating the impact of the proposed development.**

**Where important archaeological remains are found to exist, and can justifiably be left in situ, their protection will be required by planning condition or legal agreement.**

**Where such remains cannot reasonably be protected in situ, a full archaeological investigation of the site including archaeological recording, formal reporting and publication of the findings, and archiving of the recovered material in a suitable repository, will be required in accordance with a scheme of work to be agreed in writing with the Council prior to the commencement of any works.**

[139] Historic England can advise on the process for an application. Visit https://historicengland.org.uk/advice/hpg/consent/smc/
[140] As set out in NPPF footnote 68



**How this policy works**

12.30 Developers are required to provide sufficient information in the initial assessment to determine whether there are any remains on site and the probable effects of the proposal on those remains. Consultation of the Historic Environment Record and pre application discussions with the Council's Conservation Officer or the County Archaeologist can be used to clarify whether applications will require supporting archaeological information.

12.31 Sometimes where archaeological remains are uncovered during development, it is not possible to preserve them in situ. In such instances, with the agreement of the Council, or Historic England, as appropriate, the opportunity should be taken to record these archaeological assets, and archive and display them in a local museum where possible. It may also often be possible to integrate or reference archaeological remains into the design when formulating proposals for new development.

## Locally Listed Buildings and Non-Designated Heritage Assets

**Why this policy is needed**

12.32 Non-designated heritage assets in the Borough which include locally listed buildings, historic parks and gardens, and heritage structures are valued for their contribution to local character but they do not possess the degree of special interest needed to be added to the statutory list of buildings of special architectural or historic Interest. Such buildings, structures or places of local historic interest have been included on a local list compiled by the Council[141.] Locally listed buildings and other non-designated heritage assets do not enjoy the same legal protection given to those on the national list however the Council seeks to ensure that development proposals avoid harm to their character and setting.

12.33 Occasionally, development proposals affect heritage assets that have not yet been identified either nationally or locally as heritage assets, yet they are worthy of such identification. Spot-listing can be carried out by Historic England or the Council, as appropriate. If the Council choses to consider a building, monument, site, place, area or landscape for spot listing, the significance of the asset will be assessed by the Council and a decision made on whether the asset merits local listing. The outcome of this decision will be a material consideration in the application.

### Policy HE5: Locally Listed Buildings and Non-designated Heritage Assets

**Non-designated heritage assets recorded on the Council's list will be protected from development that would unacceptably harm their architectural and historic interest, and/or setting taking account of their significance.**

**Development proposals which would affect the significance of a non-designated heritage asset, including any contribution made by its setting, must include the following, in a manner proportionate to the asset's significance:**

[141] A list of assets can be found in the Historic Environment Background Paper available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

a) **A description and assessment of the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and**
b) **A description of the impact of the proposed works on the significance and special character of the asset; and**
c) **Justification for the works, especially if these would harm the significance of the asset or its setting.**

**The effect of an application on the significance of a non-designated heritage asset will be taken into account in determining applications. In considering applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the heritage asset.**

**Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, will be considered subject to the policies for designated heritage assets.**

**The Council will consider whether spot-listing is warranted, as appropriate.**

**How this policy works**

12.34 The evidence supporting developments affecting a non-designated heritage asset should be appropriately detailed and proportionate to the asset's importance. The Historic Environment Record is a useful source of information for establishing the significance of heritage assets.

12.35 Further information regarding locally listed buildings and other non-designated heritage assets can be obtained in the Heritage Background Paper and via the Council's website.

## Heritage at Risk

**Why this policy is needed**

12.36 Many heritage assets are at risk of being lost to future generations because of neglect, decay or inappropriate development. Emerging threats such as increased flood risk because of climate change can pose a threat to heritage assets. Where a heritage asset is at risk, the use of sustainably sourced traditional materials when undertaking repairs will be encouraged. Restoring a heritage asset will also often present an opportunity to undertake sensitive measures to improve insulation or energy efficiency.

### Policy HE6: Heritage at Risk

**Development affecting heritage assets that are deemed at risk by national heritage at risk registers will be supported where the proposals constitute the optimum viable use, consistent with the conservation of the heritage asset. Where a proposed development would conflict with other policies in the Plan, but would secure the conservation of a heritage asset, the Council will consider whether the benefits of conservation would outweigh any harm caused from departing from other policies. The extent of any such enabling development should be no greater than necessary to make the conservation of the heritage asset viable.**

**How this policy works**

12.37 Under the Council's positive strategy, the Council will take action to ensure the maintenance, retention, repair and continued use of heritage assets and will:

- Proactively seek solutions for assets at risk through discussions with owners to secure the preservation of vulnerable and deteriorating buildings and other heritage assets[142] through maintenance and repair, and as a last resort, using its statutory powers; and
- Seek to secure the retention of buildings of architectural or historic interest, with regard to the optimum viable use of the asset; and
- Provide guidance and advice to owners and developers of historic buildings and heritage assets.

[142] Such as through an Article 4 direction

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# IMPLEMENTATION AND MONITORING



13.1 It is essential that the policies in the Local Plan are both deliverable and effective and in turn help to deliver the Plan's Vision and Strategic Priorities. The policies will be vital for ensuring that the Council delivers sustainable managed growth in conjunction with continued environmental protections within the Borough over the course of the Plan period. The Council's Authority Monitoring Report (AMR) will continue to provide the mechanism for reporting on the effectiveness of delivering the policy objectives of the Local Plan once it is adopted. The AMR will use a range of indicators to assess whether the policy objectives are being met and will provide a clear indication on whether a partial or full review of the Plan is required.

13.2 The AMR currently monitors a range of indicators relating to housing which covers housing completions, the existing adopted housing requirement, five-year housing land supply, projected long term housing trajectory and affordable housing provision. Employment and retail floorspace is currently monitored in terms of completions, requirement and predicted supply. The Council also monitors the amount of money collected and spent through the Community Infrastructure Levy (CIL).

13.3 As part of ensuring the monitoring of the Local Plan is effective, the Council will review its existing monitoring arrangements and expand upon the indicators used. Table 13.1 proposes the monitoring indicators that the Council will use to monitor the plan.

***Table 13.1: Monitoring Framework***

| Local Plan Policy | How it will be monitored |
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| **Development Strategy** | |
| DS1: Development in the Countryside<br><br>DS2: Development in Strategic Gaps<br><br>DS3: Landscape | • Number of additional dwellings/commercial floor space/infrastructure schemes permitted in the countryside (land outside urban area boundary).<br>• Reasons for granting or refusal contrary to policy recorded in decision reports.<br>• Annual monitoring of overall size (area) of strategic gaps to monitor losses of area over time from mapping database (to cross reference location criteria).<br>• Reasons for departure from policy from decision reports. |
| **Housing Need & Supply** | |
| H1: Housing Provision<br><br>FTC 5-9,<br><br>HA1-HA56<br><br>BL1 | • The determination of planning applications and appeal decisions.<br>• Number of additional dwellings granted from monthly permissions data & HCC quarterly data<br>• Implementation towards housing delivery milestones identified in masterplans. |



| **Housing Policies** | |
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| HP1: New Residential Development in the Countryside<br><br>HP2: New Small-Scale Residential Development Outside Defined Urban Areas | • Number of additional dwellings granted within the countryside taking from monthly permissions using mapping database (to cross reference location criteria)<br>• Number of small (less than 5 dwellings) permissions outside defined urban areas taken from monthly permissions & cross referenced using mapping system |
| HP3: Change of Use to Residential Garden Land | • Number of permissions that relate to garden land outside of urban area boundaries taken from weekly lists and mapping database (to cross reference location criteria). |
| HP4: Five-Year Housing Land Supply | • Number of dwellings granted taken from monthly monitoring<br>• Monthly review of all applications granted and any changing circumstances such as reserved matters, conditions taken from weekly lists and case officer liaison.<br>• Quarterly recording of building completions taken from site visits and Hampshire County Council land supply data.<br>• Delivery timescales as submitted through site proformas requested from developers |
| HP5: Provision of Affordable Housing | • Number of affordable dwellings permitted through the determination of planning applications and appeal decisions.<br>• Number of completions and delivery through annual monitoring. |
| HP6: Exception Sites | • The delivery of exception sites through annual monitoring and assessing housing completions in the countryside.<br>• Number of affordable dwellings provided through exception sites from completion data, Council's housing team and registered providers. |
| HP7: Adaptable and Accessible Dwellings | • Proportion of proposed dwellings meeting adaptable and accessible requirements taken from weekly list and decision notices.<br>• Reason for departure from policy (such as viability) taken from decision reports. |
| HP8: Older Persons' and Specialist Housing Provision | • Annual monitoring of housing types, sizes and tenure of housing and specialist housing completions<br>• Number of permissions for C2 use within urban areas taken from weekly lists and mapping database (to cross reference location criteria).<br>• Reasons for refusal taken from decision reports. |



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| HP9: Self and Custom Build Homes | • Number of self-build/custom build plots permitted taken from weekly lists and decision reports.<br>• Number of people entered on the Custom Self Build Register.<br>• Reasons for departure from policy taken (plot percentage) from decision reports.<br>• Number of unsold plots after 12 month marketing period. |
| HP10: Ancillary Accommodation | • The number of permissions granted for ancillary accommodation taken from the weekly list |
| HP11: Gypsies, Travellers and Travelling Showpeople | • The determination of planning applications at HA45 and other windfall sites.<br>• Annual completions of DELTA returns<br>• Number of losses of sites, pitches, or plots<br>• Number of permissions for sites, pitches and plots taken from monthly monitoring |
| HP12: Development Proposals within Solent Breezes Holiday Park | • Number of permissions for new caravans<br>• Number of applications for change of residency conditions and reasons for decisions departing from policy. |
| **Employment** | |
| E1: Employment Land Provision | • Total floorspace gains and losses taken from annual site visits and Hampshire County Council land supply data. |
| E2-E4d Site Allocations | • The determination of planning applications and appeal decisions. |
| E5: Existing Employment Areas<br><br>E6: Boatyards | • Employment gains and losses within designated areas.<br>• Total floorspace gains and losses taken from annual site visits and Hampshire County Council land supply data and mapping database (to cross reference location criteria). |
| E7: Solent Airport | • Number of permissions for airport related uses taken from weekly lists.<br>• Reasons for departure from policy taken (permitted non airport uses) from decision reports. |
| **Retail and Community Facilities** | |
| R1: Retail Hierarchy and Protecting the Vitality and Viability of Centres<br><br>R2: Out-of-Town Proposals for Town Centre Uses<br><br>R3: Local Shops | • Annual Retail Health check<br>• Total gains and losses of commercial floorspace taken from annual retail health check, annual site visits and Hampshire County Council land supply data.<br>• Total losses of retail to non-retail uses taken from annual retail health check, annual site visits and Hampshire County Council land supply data. |



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| R4: Community & Leisure Facilities | • Number of permissions for community and leisure uses taken form weekly lists.<br>• Total losses of community and leisure uses taken from weekly lists, annual site visits and Hampshire County Council land supply data.<br>• Reasons for departure from policy taken from decision reports. |
| **Climate Change Policies** | |
| CC1: Climate Change | • This policy will be monitored through the constituent elements covered by other policies. |
| CC2: Managing Flood Risk and Sustainable Drainage Systems | • Number of dwellings in flood zones taken from monthly permissions and mapping database (to cross reference location criteria).<br>• Reasons for departure from policy taken from decision reports.<br>• Number of permissions approved contrary to Environment Agency advice. |
| CC3: Coastal Change Management Areas | • Number of permissions in Coastal Change Management Areas taken from weekly lists and mapping database (to cross reference location criteria).<br>• Reasons for departure from policy taken from decision reports |
| CC4: Renewable and Low Carbon Energy | • Number of permissions for renewable and low carbon energy schemes taken from monthly permissions<br>• Reasons for departure from policy taken from decision reports. |
| **Natural Environment** | |
| NE1: Protection of Nature Conservation, Biodiversity, and the Local Ecological Network<br><br>NE2: Biodiversity Net Gain | • Number of permissions affecting protected sites taken from monthly permissions and mapping database (to cross reference location criteria).<br>• Reasons for departure from policy (harmful impact) taken from decision reports.<br>• Numbers, size (area) of protected sites taken annually from Hampshire Biodiversity Information Centre (HBIC) annual monitoring.<br>• All losses of protected sites taken from HBIC monitoring. |
| NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs) | • Payments towards Bird Aware Solent for recreational disturbance<br>• Number of permissions within the 5.6km of SPA requiring mitigation taken from weekly lists and mapping database (to cross reference location criteria).<br>• Payments towards Bird Aware Solent for recreational disturbance taken from section 106 and 111 reporting. |



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| | • Spend on mitigation projects secured through contribution process. |
| NE4: Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent.<br><br>NE5: Solent Wader and Brent Goose Sites<br><br>NE6: Trees, Woodlands and Hedgerows<br><br>NE7: New Moorings<br><br>NE8: Air Quality<br><br>NE9: Green Infrastructure<br><br>NE10: Protection and Provision of Open Space<br><br>NE11: Local Green Space | • Number of permissions requiring mitigation as evidenced through nutrient budget taken from decision reports and Development Management Database.<br>• Mitigation projects and related registered developments taken from Partnership for South Hampshire Strategic Environment Planning Officer.<br>• Number of permissions impacting Solent Wader and Brent Goose Sites taken from weekly lists and mapping database (to cross reference location criteria).<br>• Numbers of TPOs and any losses as recorded by the Council's Tree team.<br>• Number of permissions with on-site green infrastructure taken from decision reports.<br>• Number of permissions with financial contributions to off-site green infrastructure projects taken from decision reports.<br>• Progress with GI scheme delivery identified through IDP.<br>• Number of permissions with on-site open space taken from decision reports and section 106 monitoring.<br>• Reasons for departure from policy taken from decision reports. |
| **Transport & other Infrastructure** | |
| TIN 1: Sustainable Transport | • S106 and CIL contributions spent on sustainable transport measures and public transport (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report)<br>• Delivery of S278 schemes.<br>Local Cycling and Walking Infrastructure Plan scheme delivery taken from Hampshire County Council Capital Programme Scheme monitoring. |
| TIN 2: Highway Safety and Road Network | • Total value of S106 contributions collected towards highway network improvement measures as taken from Infrastructure Funding Statements and Highway Authority Capital Programme Report. |
| TIN 3: Safeguarded Routes | • Delivery of public transport highway schemes at identified locations (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report) |



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| TIN 4: Infrastructure Delivery | • Monitoring S106 contributions against the Infrastructure Delivery Plan<br>• Infrastructure funding statement reporting |
| **Design** | |
| D1: High Quality Design and Place Making<br><br>D2: Ensuring Good Environmental Conditions<br><br>D3: Coordination of Development and Piecemeal Proposals<br><br>D4: Water Quality and Resources | • Number of applications where design constitutes a reason for refusal taken from weekly lists and decision reports.<br>• Number of applications where environmental conditions constitute a reason for refusal taken from weekly lists and decision reports<br>• Planning applications that meet Building for a Healthy Life 12. At least 9 green and no red lights out of 12.<br>• Planning applications that meet FBC Design Guide for smaller applications<br>• Reasons for departure from policy taken from decision reports. |
| D5: Internal Space Standards | • Number of applications not meeting internal space standards requirements taken from space standard statement. |
| **Historic Environment** | |
| HE1: Historic Environment and Heritage Assets<br><br>HE2: Conservation Areas<br><br>HE3: Listed Buildings and Structures and/or their settings<br><br>HE4: Archaeology | • Percent of applications in accordance with HE1.<br>• Number of dwellings impacting on the following factors:<br>  • Conservation Areas<br>  • Heritage Assets<br>  • Archaeological Assets<br>• Taken from the monthly permissions list, and the Historic Environment Record (Hampshire County Council) and mapping database (to cross reference location criteria). |
| HE5: Locally Listed Buildings and Non-designated Heritage Assets | • Number of applications impacting on Locally Listed Buildings and non-designated Heritage Assets taken from weekly lists and mapping database (to cross reference location criteria).<br>• Reasons for departure from policy taken from decision reports as identified by Conservation officer. |
| HE6: Heritage at Risk | • Number of applications impacting assets on Heritage at Risk Register<br>• Changes to the Historic Environment Record (HCC)<br>• Reasons for departure from policy taken from decision reports as identified by Conservation officer. |

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# GLOSSARY

**Active Travel:** Making journeys by physically active means, such as walking or cycling.

**Adoption:** The final confirmation of the approval of a Local Plan or Supplementary Planning Document by a local planning authority (LPA).

**Affordable Housing:** Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by market housing. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households.
Social rented housing is owned and managed by Local Authorities and Registered Providers, for which guideline target rents are determined through the national rent regime.

Affordable rented housing is let by Local Authorities and Registered Providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent.

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the relevant eligibility criteria listed above. These can include shared ownership, other low-cost homes for sale and intermediate rent, but not affordable rented housing.

**Air Quality Management Area (AQMA):** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Amenity:** A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

**Ancient Woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Appropriate Assessment (AA):** An Appropriate Assessment (AA) forms part of a Habitats Regulations Assessment (HRA) and is required under the Habitats Directive (92/43/EEC)[142] for any plan or project likely to have a significant effect on European sites designated for nature conservation. It should seek to establish whether the Plan will adversely affect the ecological integrity of European sites.

**Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point.

[142] Habitats Directive (92/43/EEC)

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| **Archaeological Sites of Importance:** | Sites that hold, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them. |
| **Article 4 Direction:** | Restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. |
| **Authority Monitoring Report (AMR):** | A report assessing the progress of the Local Development Scheme (LDS) and the extent to which policies in the Local Plan are being achieved. |
| **Best and Most Versatile Agricultural Land:** | Land in grades 1, 2 and 3a of the Agricultural Land Classification. |
| **Biodiversity:** | The variety and diversity of life in all its forms, within and between both species and ecosystems. |
| **BREEAM:** | This stands for the Building Research Establishment's Environmental Assessment Method. This is the preferred way of measuring the environmental sustainability of commercial buildings. |
| **Brownfield Land (Also Previously Developed Land):** | Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds 71 and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. |
| **Building Regulations:** | National standards separate to the planning system designed to uphold standards of public safety, health, and construction. |
| **Bus Rapid Transit (BRT):** | This is a broad term given to a variety of transport systems that, through improvements to infrastructure, vehicles and scheduling use buses to provide a service that is of a significantly higher quality than a conventional bus service. For the PUSH area, BRT is anticipated to comprise a limited network of routes with dedicated vehicles linking major communities and employment centres with frequent, limited stop services, including using the M27 if appropriate. |
| **Coastal Change Vulnerability Assessment:** | A technical assessment to be submitted with any application within a zone identified as a Coastal Change Management Area (CCMA). Aims to ensure that proposed development in a CCMA is appropriate |

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| | and that it will not result in an increase in risk to life or significant increase in risk to property due to coastal change over its lifetime. |
| **Coastal Partners:** | The partnership manages the coastal flood and erosional risk to the coastline on behalf of Havant, Portsmouth, Gosport and Fareham local authorities through a Service Level Agreement. |
| **Combined Heat and Power (CHP):** | The use of a power-generating facility to simultaneously generate both electricity and heat. The heat can then be used to supply heat and/or water via a network of pipes to nearby buildings. |
| **Community Action Team (CAT):** | Meetings opened up to all residents as a forum to discuss any issues that affect the community. They help to ensure that the Council has a good understanding of the needs of their residents and communities. |
| **Community Facilities Needs Assessment:** | A qualitative and quantitative assessment of the Council owned community facilities to identify whether there is a need for additional or improved facilities in the Borough. |
| **Community Infrastructure Levy (CIL):** | A planning levy that Local Planning Authorities can choose to impose on new development. The rate(s) (at pounds sterling per square metre) is set up in a charging schedule, which balances the estimated total cost of infrastructure required to support development and the overall potential effects of the levy on the economic viability of development. The infrastructure required to support new development, which the Community Infrastructure Levy can help to pay for, includes roads, schools and recreational facilities. |
| **Comparison Floorspace:** | Floorspace used to store or sell retail items that tend to be purchased at infrequent intervals, whereby purchasers will 'compare' similar products on the basis of price and quality before making a purchase. Includes, for example, clothing, household goods, leisure goods and personal goods. Sometimes termed durable or non-food goods. |
| **Conservation Area:** | Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. |
| **Convenience Floorspace:** | Floorspace used to store or sell retail items that tend to be purchased frequently and regularly. Primarily foodstuffs and food products, but also includes day-to-day purchases such as cigarettes or newspapers. Excludes food and drink for consumption on the premises and hot food for consumption off the premises. |
| **Countryside:** | In planning terms, any area outside of the urban area boundary where more restrictive policies would be applied. |
| **Custom Build:** | Where an individual commissions a specialist developer to carry out the majority of the work to deliver their home. The approach is more hands off than 'self-build' and is led by a developer who can handle the major steps in the process, including securing a serviced plot. |

**Density:** In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

**Development Plan:** The Development Plan sets out the parameters for all development in the Borough. In the Fareham Borough it currently comprises the Local Plan Part 1: Core Strategy, Local Plan Part 2: Development Sites and Policies, Local Plan Part 3: The Welborne Plan and the Hampshire Minerals and Waste Plan.

**DfT:** Department for Transport

**District Centre:** A group of shops and some service outlets serving part of an urban area and providing a geographic focus for it, separate from a town centre but with more variety than local centres.

**Duty to Co-operate:** A legal requirement on local planning authorities to engage constructively, actively and on an ongoing basis to effectively prepare the local plan in the context of strategic cross-boundary issues.

**Dwelling:** A self-contained building or part of a building used as a residential accommodation, and usually housing a single household.
A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

**Economic Development:** Development, including those within the B Use Classes, public and community uses, and main town centre uses (but excluding housing development).

**Employment Land Review:** A review of all the land that is currently, or can potentially be, used for the purposes of employment. It also includes a range of economic information to explain the Borough's economic characteristics, sets out the predicted requirements for new employment floorspace in the future and looks at sites that have the potential to help meet predicted requirements.

**European Sites:** Defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010, these include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and Ramsar sites, which generally overlap SACs and SPAs.

**Evidence Base:** Information gathered by the local planning authority to support the local plan and other development plan documents.

**Extra Care:** The term ‘extra care’ is popular with people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long-term care (residential or nursing homes). It is used to describe a range of developments that comprise self-contained homes which have been designed, built or adapted to facilitate the care and support needs that its owner/tenants may have now or in the future, with access to care and support 24 hours a day

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| | either on site or by call. It is also known as very sheltered housing, housing with care, assisted living and close care. |
| **Flood Risk Assessment (FRA):** | An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. |
| **Geodiversity:** | The range of rocks, minerals, fossils, soils and landforms. |
| **Greenfield Land:** | Undeveloped land used for agriculture or amenity. |
| **Green Infrastructure: (GI):** | A network of high-quality multi-functional green (and blue) spaces, urban and rural, capable of providing a wide range of environmental and quality of life benefits for local communities. |
| **Gypsies and Travellers:** | Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. |
| **Habitats Regulations:** | Refers to the Habitats and Conservation of Species Regulations 2010, which provide for the designation and protection of European sites, and the adaptation of planning and other controls for the protection of European sites. |
| **Hampshire County Council (HCC):** | The higher tier local authority in which Fareham is located. Hampshire County Council is the statutory planning authority for highways, minerals and waste development in non-unitary and non-national park local authority areas. |
| **Heritage/Heritage Asset:** | A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). |
| **Historic Environment:** | All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. |
| **Historic Environment Record (HER):** | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. |
| **Housing Strategy:** | A document prepared by the local planning authority which sets out the needs of the authority area in terms of housing. It establishes priorities for action consistent with wider regional and national issues. |

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| **Infrastructure:** | The facilities and services needed for a place to function. This includes roads and utilities as well as school places, GP surgeries, libraries and a range of other facilities. |
| **Infrastructure Delivery Plan (IDP):** | Forms part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of the Borough and provides an overview of the way infrastructure is planned and the organisations involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure and forms the bases for assessing contributions that would be sought to meet the needs for new development. |
| **Landscape Assessment:** | Process of identifying and describing variation in character of the landscape. |
| **Local Centres:** | Small groupings of shops, often comprising convenience providers such as a convenience store, post office and pharmacy. |
| **Local Enterprise Partnership (LEP):** | Local Enterprise Partnerships are locally owned partnerships between local authorities and business and play a pivotal role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. The Solent LEP covers the Isle of Wight, Southampton and Portsmouth, the Solent Waterway and includes Fareham. |
| **Localism Act 2011:** | An act to devolve greater powers to parish councils and local communities to have more control over housing and planning decisions. |
| **Local Nature Reserve (LNR):** | An area of land that has been set aside as it contains wildlife or geological features that are of special interest locally. |
| **Local Plan:** | A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. |
| **Local Planning Authority (LPA):** | The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London, and a development corporation, to the extent appropriate to their responsibilities. |
| **LTN:** | Local Transport Note |
| **Main Town Centre Use:** | Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness |

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| | centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). |
| **Major Development:** | For residential schemes, major development includes those of 10 dwellings or more or on a site of 0.5 hectares or more. For other development, it includes building(s) with a floor area of 1000sq.m or more or on a site of 1 hectare or more. |
| **Market Housing:** | Private housing for rent or for sale where the price is set in the open market. |
| **Material Change of Use (or Material Change):** | A material change is not defined in planning legislation but there is substantial case law on what constitutes a material change in the purpose for which a building or land is used. |
| **Material Consideration:** | Any genuine planning consideration which relates to the use of land or the regulation of development. Much will depend on the nature of the application under consideration, the relevant policies of the development plan and the surrounding circumstances. |
| **Mineral Safeguarding Areas:** | An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. Fareham Borough Council is required (as set out in the NPPF) to identify the MSAs in the Local Plan, however, the specific policies to which the MSAs relate are set out in the Hampshire Minerals and Waste Plan – October 2013. The MSA's are shown on the Fareham Local Plan 2037 Policies Maps. |
| **Mixed use:** | Provision of a mix of complementary uses, such as residential, community and leisure use, on a site or within a particular area. |
| **National Planning Policy Framework (NPPF):** | Introduced in March 2012, this new framework sets out the Government's planning policies for England and how these are expected to be applied. It provides the framework within which local councils can produce local plans, which reflect the needs and priorities of their communities. The NPPF was last updated in 2021. |
| **Neighbourhood Plan:** | A plan prepared by a Parish Council or Neighbourhood Forum for a neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). |
| **Open-book:** | An open book approach is where a developer makes their costing and financial figures associated with the development 'open' (i.e. available for view). An open book approach allows the Council (and third party as appropriate) to assess any case put forward by the developer that the contributions and requirements being sought, such as affordable housing provision, make the site unviable for development. |
| **Open Space:** | All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer |

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| | important opportunities for sport and recreation and can act as a visual amenity. |
| **Out-of-Centre:** | A location which is not in or on the edge of a centre but not necessarily outside the urban area. |
| **Out-of-Town:** | A location out of centre that is outside the urban area boundary. |
| **Partnership for South Hampshire (PfSH):** | (Formerly PUSH) A partnership of twelve local authorities in South Hampshire, from the New Forest in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy. Often referred to as the 'sub-regional level'. |
| **Permitted Development (PD):** | Specific categories of development which are permitted by the Town and Country Planning (General Permitted Development) Order 1995, as amended, and which do not require planning permission. |
| **Policies Map:** | A mandatory part of the Local Plan process to illustrate geographically the whole area covered by the Plan and where particular policies apply. |
| **Previously Developed Land (PDL):** | Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds 71 and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. |
| **Primary Shopping Area:** | Defined area where retail development is concentrated. As defined on the Fareham Local Plan 2037 Policies Map. |
| **Public Realm:** | Those parts of a village, town, or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares, and parks. |
| **Ramsar Site:** | An internationally important wetland site designated under the 1971 Ramsar Convention. |
| **Ransom Strips:** | Parcels of land which hold the key to unlocking the development potential of adjoining land. |
| **Regeneration:** | The holistic process of reversing economic, social, and physical decline in an area in order to provide demonstrable benefits to the local community. It involves the Council working with many partners such as local landowners, business, and Hampshire County Council. |

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| **Renewable and low carbon energy:** | Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels). |
| **Rural Exception Sites:** | Small sites in the countryside used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. |
| **Scheduled Monuments:** | Archaeological remains of national importance entered into a schedule compiled by the Secretary of State for Culture, Media and Sport. |
| **Section 106 Agreement:** | A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are made between a planning authority and a developer that ensure that certain extra works related to a development are undertaken. |
| **Self-Build:** | Where an individual directly organises the design and construction of their home. This can include commissioning an architect or builder to assist with the construction process. |
| **Sense of Place:** | Creating somewhere that is recognisably distinct, but also simultaneously strengthens the local distinctiveness of an existing settlement/community. |
| **Sequential Test (Flood Risk):** | A test based on flood risk which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding. |
| **Sequential Test (Town Centre Uses):** | A systematic approach which aims to focus new economic growth and the development of main Town Centre uses within existing centres in the interests of vitality and viability. |
| **Setting of a Heritage Asset:** | The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. |
| **Sheltered Housing:** | Sheltered housing usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager. |

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| | It is for the Council to determine whether this is a C3 use and therefore whether it can count towards our housing requirement. In doing so, we can consider the level of care and scale of communal facilities provided. |
| **Shoreline Management Plan:** | A plan providing a large scale assessment of the risk to people and to the developed, historic, and natural environment associated with coastal processes. |
| **Site of Importance for Nature Conservation (SINC):** | A local site which is of substantive nature conservation value. The Site of Importance for Nature Conservation (SINC) system in Hampshire is managed by Hampshire County Council (HCC) on behalf of the Hampshire Biodiversity Partnership (HBP). |
| **Site of Special Scientific Interest (SSSI):** | Sites designated by Natural England under the Wildlife and Countryside Act (1981) that are of national importance in terms of ecology or geology. |
| **Solent Recreation Mitigation Partnership (SRMP):** | Solent Recreation Mitigation Partnership. A partnership consisting of 13 Solent Local Planning Authorities, Natural England, RSPB, Hampshire & Isle of Wight Wildlife Trust, and Chichester Harbour Conservancy. The objective of the group is to produce a strategy to guide the implementation of mitigation measures to ensure that additional recreational activity would not result in harm to the SPAs. |
| **Special Area for Conservation (SAC):** | An area of open water or land of international importance designated to conserve natural habitats and wild fauna and flora, which are considered rare or endangered and are recognised as being under a particular threat. They are given special protection under the European Union's Habitats Directive. |
| **Special Protection Area (SPA):** | Areas of land, water, or sea of international importance for the conservation of wild birds and of migratory species. They are given special protection under the European Union's Birds Directive. |
| **Statement of Community Involvement (SCI):** | The SCI sets out standards to be achieved by the local planning authority in relation to involving the community in the preparation, alteration and continuing review of the development plan, and in decision making for planning applications. |
| **Strategic Environmental Assessment (SEA):** | See Sustainability Appraisal |
| **Strategic Gap:** | Areas of open land/countryside that have been defined to prevent the coalescence or urban areas. |
| **Strategic Housing and Employment Land Availability Assessment (SHELAA):** | A key component of the evidence base to support the delivery of the Local Plan, the assessment aims to identify sites with potential for housing, assess their capacity, and timing for development. |

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| **Strategic Housing Market Assessment (SHMA):** | A SHMA is a requirement of the NPPF and should consider the local housing markets. The assessment should look at a number of factors including: the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market. |
| **Supplementary Planning Document (SPD):** | Provides additional guidance and detail to development plan policies for a specific area or a specific topic but is not part of the development plan. |
| **Sustainability Appraisal (SA):** | A tool for assessing policies to ensure they reflect sustainable development objectives (i.e social, environmental and economic factors. It incorporates Strategic Environmental Assessment (SEA). An SA is required under the Planning and Compulsory Purchase Act 2004, to be carried out on all Development Plan Documents. |
| **Sustainable Development:** | Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. |
| **Sustainable Drainage Systems (SuDS):** | A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. |
| **Sustainable Transport Modes:** | Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport. |
| **Solent Transport:** | A newly formed body with executive powers for transport matters for South Hampshire and the Isle of Wight headed by the four Executive Members for Transport for Hampshire County Council, Isle of Wight Council, Portsmouth City Council and Southampton City Council. |
| **Tenure:** | Housing tenure describes the status under which people occupy their accommodation. The most common forms of tenure are homeownership and renting. |
| **Transport Assessment:** | A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development. |
| **Travelling Showpeople:** | Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health |

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| | needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above. |
| **Tree Protection Order (TPO)/Protected Trees:** | A Tree Preservation Order is an order made by a Local Planning Authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. |
| **Urban Area Boundary:** | The dividing line between the urban area and rural area (countryside) to define where planning policies apply. |
| **Veteran Tree:** | A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage. |
| **Viability:** | A financial appraisal of the profit and loss arising from a proposed development, considering the estimated value of the scheme upon completions and other building and development costs incurred delivering the scheme. |
| **Windfall Development/Sites:** | Sites not specifically identified in the development plan. |

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# APPENDICES



## Appendix A - Superseded Policies

The following table sets out the policies in the Local Plan Part 1 - Core Strategy (2011) and Local Plan Part 2 - Development Sites and Policies (2015) and where there is a corresponding policy on the same topic which supercedes them in Fareham Local Plan 2037. Struckthrough policies have no corresponding policy in Fareham Local Plan 2037.

All policies in LPP1 and LPP2 have been revoked upon adoption of the Fareham Local Plan 2037.

For clarity, no part of the Local Plan Part 3 – The Welborne Plan has been superseded by the Fareham Local Plan 2037 but forms part of the Development Plan for Fareham.

| **Original Policy** | | **Superseded by** | |
|---|---|---|---|
| **Policy No** | **Policy Name** | **Policy No** | **Policy Name** |
| **Core Strategy** | | **Local Plan 2037** | |
| | Key Policies | | |
| CS1 | Employment Provision | E1 | Employment Land Provision |
| CS2 | Housing Provision | H1 | Housing Provision |
| CS3 | Vitality and Viability of Centres | R1 | Retail Hierarchy and Protecting the Vitality and Viability of Centres |
| CS4 | Green Infrastructure, Biodiversity and Geological Conservation | NE1<br><br><br><br>NE3<br><br>NE4<br><br><br><br>NE9 | Protection of Nature Conservation, Biodiversity and the Local Ecological Network<br>Recreational Disturbance on the Solent Special Protection Areas (SPAs)<br>Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent<br>Green Infrastructure |
| CS5 | Transport Strategy and Infrastructure | TIN1<br>TIN2<br>TIN3<br>TIN4 | Sustainable Transport<br>Highway Safety and Road Network<br>Safeguarded Routes<br>Infrastructure Delivery |
| | The Spatial Strategy for Fareham Borough | | |
| CS6 | The Development Strategy | DS1<br>DS2<br>DS3 | Development in the Countryside<br>Development in Strategic Gaps<br>Landscape |
| ~~CS7~~ | ~~Development in Fareham~~ | | |
| ~~CS8~~ | ~~Fareham Town Centre Strategic Development Location~~ | | |
| ~~CS9~~ | ~~Development in the Western Wards & Whiteley~~ | | |
| ~~CS10~~ | ~~Coldeast Hospital Strategic Development Allocation~~ | | |

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| ~~CS11~~ | ~~Development in Portchester, Stubbington & Hill Head and Portchester~~ | | |
| ~~CS12~~ | ~~Daedalus Airfield Strategic Development Allocation~~ | | |
| CS13 | North of Fareham Strategic Development Area | | Local Plan Part 3: Welborne Plan |
| CS14 | Development Outside Settlements | DS1<br>HP2 | Development in the Countryside<br>Small Scale Residential Development Outside the Urban Areas |
| | Delivery Policies | | |
| CS15 | Sustainable Development and Climate Change | CC1 | Climate Change |
| CS16 | Natural Resources and Renewable Energy | DS1<br>CC4<br>NE8<br>D1<br>D4 | Development in the Countryside<br>Renewable and Low Carbon Energy<br>Air Quality<br>High Quality Design and Place Making<br>Water Quality and Resources |
| CS17 | High Quality Design | D1 | High Quality Design and Place Making |
| CS18 | Provision of Affordable Housing | HP5 | Provision of Affordable Housing |
| CS19 | Gypsies, Travellers and Travelling Showpeople Population | HP11 | Gypsies, Travellers and Travelling Showpeople |
| CS20 | Infrastructure and Development Contributions | TIN4 | Infrastructure Delivery |
| CS21 | Protection and Provision of Open Space | NE10 | Protection and Provision of Open Space |
| CS22 | Development in Strategic Gaps | DS2 | Development in Strategic Gaps |
| **Local Plan Part 2 - Development Sites and Policies** | | | |
| | Sustainable Development | | |
| DSP1 | Sustainable Development | HP1<br>DS1 | New Residential Development<br>Development in the Countryside |
| | The Existing Settlements | | |
| DSP2 | Environmental Impact | D2<br><br>NE8<br>D4 | Ensuring Good Environmental Conditions<br>Air Quality<br>Water Efficiency and Resources |
| DSP3 | Impact on Living Conditions | D2 | Ensuring Good Environmental Conditions |
| DSP4 | Prejudice to Adjacent Land | D3 | Coordination of Development and Piecemeal Proposals |
| DSP5 | Protecting and Enhancing the Historic Environment | HE1<br><br>HE2<br>HE3<br><br>HE4<br>HE5<br><br>HE6 | Historic Environment and Heritage Assets<br>Conservation Areas<br>Listed Buildings and Structures and/or their Settings<br>Archaeology<br>Locally Listed Buildings and Non-designated Heritage Assets<br>Heritage at Risk |

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|---|---|---|---|
| | The Natural Environment | | |
| DSP6 | New Residential Development Outside of the Defined Urban Settlement Boundaries | DS1<br>HP2 | Development in the Countryside<br>New Small-Scale Residential Development Outside the Urban Areas |
| DSP7 | Affordable Housing Exceptions Sites | HP6 | Exception Sites |
| DSP8 | New Leisure and Recreation Development Outside of the Defined Urban Settlement Boundaries | DS1 | Development in the Countryside |
| DSP9 | Economic Development Outside of<br>the Defined Urban Settlement Boundaries | DS1 | Development in the Countryside |
| DSP10 | Educational Facilities Outside of the Defined Urban Settlement Boundaries | DS1 | Development in the Countryside |
| DSP11 | Development Proposals within Solent Breezes Holiday Park | HP12 | Development Proposals within Solent Breezes Holiday Park |
| ~~DSP12~~ | ~~Public Open Space Allocations~~ | | |
| DSP13 | Nature Conservation | NE1<br><br><br>NE2<br>NE3<br><br>NE4 | Protection of Nature Conservation, Biodiversity and the Local Ecological Network<br>Biodiversity Net Gain<br>Recreational Disturbance on the Solent Special Protection Areas (SPAs)<br>Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent. |
| DSP14 | Supporting Sites for Brent Geese and Waders | NE5 | Solent Wader and Brent Goose Sites |
| DSP15 | Recreational Disturbance on the Solent Special Protection Areas | NE3 | Recreational Disturbance on the Solent Special Protection Areas (SPAs) |
| DSP16 | Coastal Change Management Areas (CCMAs) | CC3 | Coastal Change Management Areas (CCMAs) |
| | Planning for Growth | | |
| DSP17 | Existing Employment Sites and Areas | E5 | Existing Employment Areas |
| DSP18 | Employment Allocations | E2<br>E3<br>E4<br>E4a<br><br>E4b<br>E4c<br>E4d | Faraday Business Park<br>Swordfish Business Park<br>Solent 2<br>Land North of St Margaret's Roundabout, Titchfield<br>Land North of Military Road, Wallington<br>Little Park Farm, Segensworth West<br>Standard Way, Wallington |
| DSP19 | Boatyards | E6 | Boatyards |
| DSP20 | New Retail Development in Fareham Town Centre | R1 | Retail Hierarchy and Protecting the Vitality and Viability of Centres |
| DSP21 | Primary Shopping Area | R1 | Retail Hierarchy and Protecting the Vitality and Viability of Centres |
| ~~DSP22~~ | ~~Secondary Shopping Area~~ | | |

| | | | |
|---|---|---|---|
| DSP23 | Making the Most Effective Use of Upper Floors | R1 | Retail Hierarchy and Protecting the Vitality and Viability of Centres |
| ~~DSP24~~ | ~~Mix of Uses in Fareham High Street~~ | | |
| ~~DSP25~~ | ~~Fareham Waterfront~~ | | |
| ~~DSP26~~ | ~~Civic Area~~ | | |
| ~~DSP27~~ | ~~Market Quay~~ | | |
| DSP28 | Fareham Shopping Centre Upper Floors | R1 | Retail Hierarchy and Protecting the Vitality and Viability of Centres |
| ~~DSP29~~ | ~~Fareham Shopping Centre Improved Link~~ | | |
| ~~DSP30~~ | ~~Fareham Station East~~ | | |
| ~~DSP31~~ | ~~Russell Place~~ | | |
| ~~DSP32~~ | ~~Corner of Trinity Street & Osborn Road~~ | | |
| ~~DSP33~~ | ~~Fareham College~~ | | |
| DSP34 | Development in District Centres, Local Centres and Local Parades | R1 | Retail Hierarchy and Protecting the Vitality and Viability of Centres |
| ~~DSP35~~ | ~~Locks Heath District Centre~~ | | |
| ~~DSP36~~ | ~~Portchester District Centre~~ | | |
| DSP37 | Out of Town Shopping | R2 | Out-of-Town Proposals for Town Centre Uses |
| DSP38 | Local Shops | R3 | Local Shops |
| ~~DSP39~~ | ~~Hot Food Shops~~ | | |
| DSP40 | Housing Allocations | HP4 | Five-Year Housing Land Supply |
| DSP41 | Sub-Division of Residential Dwellings | D1<br>D5 | High Quality Design and Place Making<br>Internal Space Standards |
| DSP42 | New Housing for Older People | HP8 | Older Persons' and Specialist Housing Provision |
| DSP43 | Improvements to Existing Older Persons' Housing | HP8 | Older Persons' and Specialist Housing Provision |
| ~~DSP44~~ | ~~Change of Use or Redevelopment of Older Persons' Housing~~ | | |
| ~~DSP45~~ | ~~Houses in Multiple Occupation (HMOs)~~ | | |
| DSP46 | Self-Contained Annexes and Extensions | HP10 | Ancillary Accommodation |
| DSP47 | Gypsies, Travellers and Travelling Showpeople | HP11 | Gypsies, Travellers and Travelling Showpeople |
| | Facilities and Infrastructure | | |
| DSP48 | Bus Rapid Transit (BRT) | TIN3 | Safeguarded Routes |
| DSP49 | Improvements to the Strategic Road Network | TIN2<br>TIN3 | Highway Safety and Road Network<br>Safeguarded Routes |
| ~~DSP50~~ | ~~Access to Whiteley~~ | | |
| ~~DSP51~~ | ~~Parking~~ | | |
| DSP52 | Community Facilities | R4 | Community and Leisure Facilities |
| DSP53 | Sports Provision | R4 | Community and Leisure Facilities |
| DSP54 | New Moorings | NE7 | New Moorings |
| ~~DSP55~~ | ~~Telecommunications~~ | | |
| DSP56 | Renewable Energy | CC4 | Renewable and Low Carbon Energy |

## Appendix B – Housing Trajectory

| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Completions** | | | | | | | | | | | | | | | | | | |
| | All sites | 141 | 141 | | | | | | | | | | | | | | | |
| | **Total** | **141** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| **Small Sites with Planning Permission** | | | | | | | | | | | | | | | | | | |
| | All small sites (10% non-implementation discount applied) | 74 | | 24 | 25 | 25 | | | | | | | | | | | | |
| | **Total** | **74** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| **Outstanding Full Planning Permissions - Large (5+ dwellings)** | | | | | | | | | | | | | | | | | | |
| FTC7 | Red Lion Hotel, Fareham (P/20/1359/FP) | 18 | | | 18 | | | | | | | | | | | | | |
| HA1 | Land East of Brook Lane, Warsash (Warsash Cluster) (P/21/0300/RM) | 76 | | 20 | 40 | 16 | | | | | | | | | | | | |
| HA1 | Land to the East of Brook Lane & South of Brookside Drive, Warsash (Warsash Cluster) Now Brook Lane Warsash (P/19/0313/RM) | 85 | | 15 | 50 | 20 | | | | | | | | | | | | |
| HA3 | HA3 Southampton Road (part) (P/20/1584/RM) | 95 | | 40 | 40 | 15 | | | | | | | | | | | | |
| HA12 | Moraunt Drive, Portchester (P/18/0654/FP) | 48 | | | 24 | 24 | | | | | | | | | | | | |

| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HA15 | Beacon Bottom West, Park Gate (P/18/1258/FP) | 29 | | 19 | 10 | | | | | | | | | | | | | |
| HA17 | Phase 1 Botley Road (P/19/0643/FP) | 11 | | 11 | | | | | | | | | | | | | | |
| HA19 | 399-403 Hunts Pond Road (P/19/0183/FP) | 16 | | 16 | | | | | | | | | | | | | | |
| HA23 | Stubbington Lane, Hill Head (P/19/0915/FP) | 11 | | 11 | | | | | | | | | | | | | | |
| HA26 | Beacon Bottom East, Park Gate (P/19/1061/FP) | 9 | | 9 | | | | | | | | | | | | | | |
| HA31 | Hammond Ind Est (P/20/1597/FP) | 33 | | | 33 | | | | | | | | | | | | | |
| HA32 | Egmont Nurseries, Brook Avenue (P/21/1301/FP) | 8 | | | | | 8 | | | | | | | | | | | |
| HA34 | Land South-west of Sovereign Crescent, Locks Heath (P/18/0484/FP) | 38 | | 19 | 19 | | | | | | | | | | | | | |
| HA35 | Former Scout Hut Coldeast Way Sarisbury Green (P/20/0702/FP) | 9 | | | 9 | | | | | | | | | | | | | |
| HA38 | 68 Titchfield Park Road (P/20/1137/FP) | 6 | | 6 | | | | | | | | | | | | | | |
| HA40 | Land west of Northfield Park (P/18/1437/FP) | 22 | | 11 | 11 | | | | | | | | | | | | | |

| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HA41 | 22-27a Stubbington Green (P/18/1410/FP) | 9 | | | 9 | | | | | | | | | | | | | |
| HA43 | Corner of Station Road, Portchester (P/19/0840/FP) | 16 | | 16 | | | | | | | | | | | | | | |
| HA46 | 12 West Street, Portchester (P/21/0899/FP) | 30 | | | 30 | | | | | | | | | | | | | |
| HA47 | 195-205 Segensworth Road (P/21/1257/FP) | 7 | | | 7 | | | | | | | | | | | | | |
| HA54 | Land east of Crofton Cemetery (P/20/0522/FP) | 206 | | | 20 | 70 | 70 | 46 | | | | | | | | | | |
| 2974 | Avon Park Rest Home (P/19/1348/FP) | 5 | | | | 5 | | | | | | | | | | | | |
| 1203 | Swanwick Marina, Bridge Road (P/15/0424/VC) | 50 | | | 25 | 25 | | | | | | | | | | | | |
| 2942 | Wykeham House School (P/17/0147/FP) | 6 | | 6 | | | | | | | | | | | | | | |
| 3226 | 94 Botley Road, Park Gate (P/19/0321/PC) | 8 | | 8 | | | | | | | | | | | | | | |
| 2951 | 24 West Street, Fareham (P/19/0654/PC) | 7 | | | 7 | | | | | | | | | | | | | |
| 3259 | Funtley Court, Funtley Hill (P/20/1326/PC) | 24 | | 24 | | | | | | | | | | | | | | |
| 3260 | 88a West Street, Fareham (P/20/0737/FP) | 6 | | 6 | | | | | | | | | | | | | | |

| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1335 | Land at Addison Road, Sarisbury Green (P/20/0204/FP) | 6 | | 6 | | | | | | | | | | | | | | |
| 3257 | Eagle Point, Little Park Farm Road (P/21/1235/PC) | 46 | | | 46 | | | | | | | | | | | | | |
| 3258 | 201 West Street (P/21/0744/FP) | 9 | | | | | 9 | | | | | | | | | | | |
| 1342 | The Grange (P/21/1576/RM) | 16 | | 16 | | | | | | | | | | | | | | |
| 3249 | Wates House, Wallington Hill (P/20/1483/PC prior app granted, P/21/0350/FP Approved for 9) | 29 | | 29 | | | | | | | | | | | | | | |
| 3247 | 200 Bridge Road (P/20/1313/FP) | 8 | | | | | 8 | | | | | | | | | | | |
| 207 | Land south of Romsey Avenue (P/18/1073/FP) | 225 | | | | 25 | 50 | 50 | 50 | 50 | | | | | | | | |
| 1323 | Burridge Lodge, 246 Botley Road (P/21/0561/RM) | 7 | | | 7 | | | | | | | | | | | | | |
| | **Total** | **1234** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| **Outstanding Outline Planning Permissions - Large (5+ dwellings)** | | | | | | | | | | | | | | | | | | |
| FTC6 | Magistrates Court (P/21/1932/RM) | 37 | | | | 37 | | | | | | | | | | | | |
| HA1 | Land East of Brook Lane, Warsash | 64 | | | | 20 | 22 | 22 | | | | | | | | | | |

| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (Warsash Cluster) (P/17/0752/OA) | | | | | | | | | | | | | | | | | |
| HA1 | Land adjacent to 125 Greenaway Lane (Warsash Cluster) (P/19/0402/OA) | 100 | | | 50 | 50 | | | | | | | | | | | | |
| HA1 | East & West of 79 Greenaway Lane, Warsash (Warsash Cluster) (P/18/0107/OA) | 30 | | | | 24 | 6 | | | | | | | | | | | |
| HA1 | Land between and to the rear of 56-66 Greenaway Lane (Warsash Cluster) (P/18/0756/OA) | 28 | | | | 14 | 14 | | | | | | | | | | | |
| HA4 | Downend Road East, Portchester (P/20/0912/OA) | 350 | | | 30 | 50 | 100 | 100 | 70 | | | | | | | | | |
| HA10 | Land South of Funtley Road, Funtley (P/18/0067/OA) | 125 | | | | 40 | 40 | 45 | | | | | | | | | | |
| HA28 | 3-33 West Street, Portchester (P/19/1040/OA) | 26 | | | | | 26 | | | | | | | | | | | |
| HA33 | Land to East of Bye Road (self/custom build) (P/19/0061/DP/A) (P/17/1317/OA) | 7 | | | | 7 | | | | | | | | | | | | |
| LP3 | Welborne | 3050 | | | | 150 | 180 | 240 | 240 | 240 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| 3002 | Land east of Newgate Lane | 99 | | | | 45 | 54 | | | | | | | | | | | |

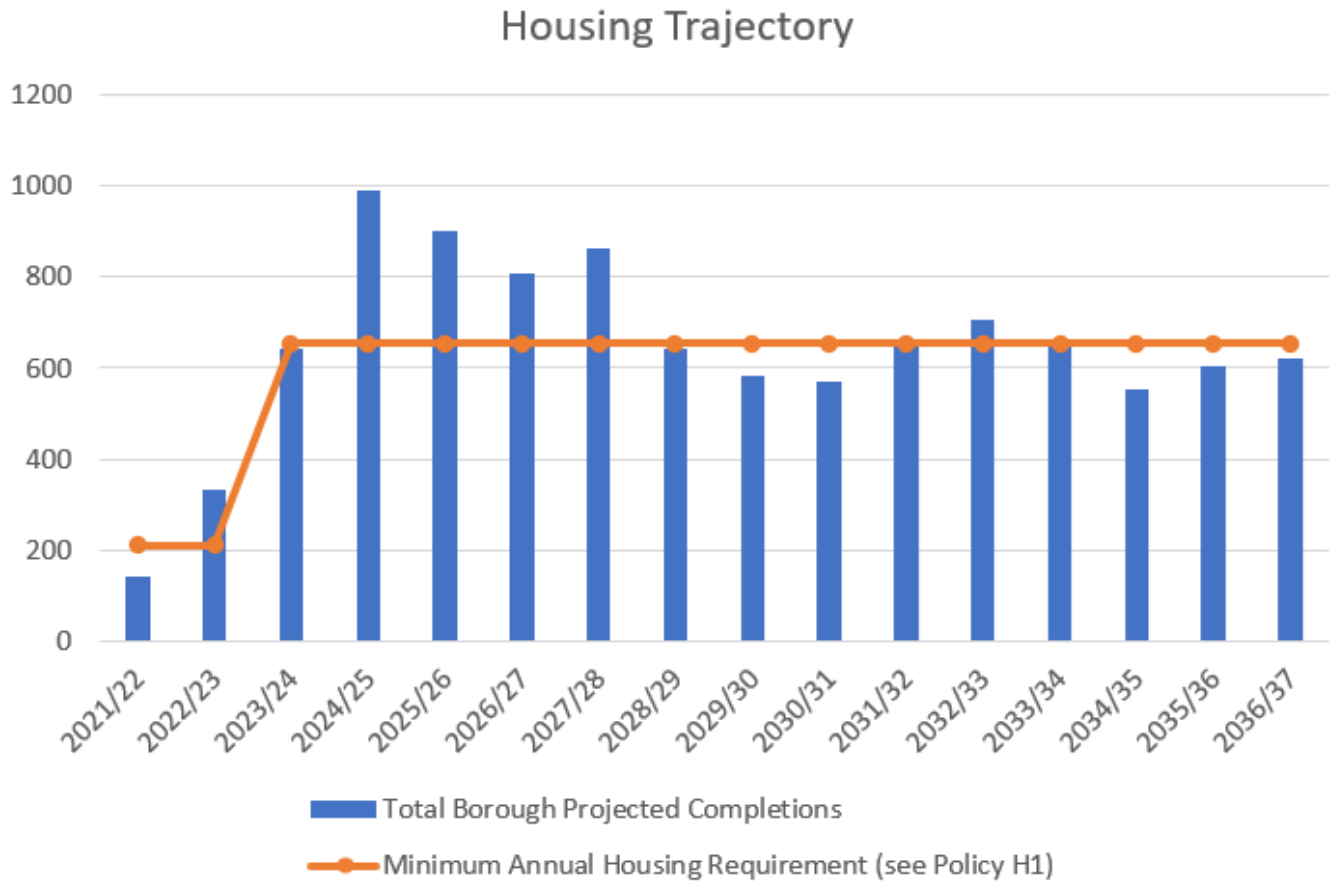
| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | East (P/19/1260/OA) | | | | | | | | | | | | | | | | | |
| 3183 | Land at 18 Titchfield Park Road (P/20/0235/OA) | 5 | | | | 5 | | | | | | | | | | | | |
| | Land east of Posbrook Lane (P/19/1193/OA) | 57 | | | | | 57 | | | | | | | | | | | |
| | Newgate Cottage, 245 Newgate Lane (P/21/0178/OA) | 5 | | | | 5 | | | | | | | | | | | | |
| | **Total** | **3983** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| **Resolution to Grant Planning Permission - Large (5+ dwellings)** | | | | | | | | | | | | | | | | | | |
| HA1 | Land at Brook Lane, Warsash (Warsash Cluster) (P/17/0845/OA) | 180 | | | | 24 | 50 | 50 | 50 | 6 | | | | | | | | |
| HA3 | Robann Park, Southampton Road, Titchfield Common (P/19/1322/OA) | 39 | | | 19 | 20 | | | | | | | | | | | | |
| HA9 | Heath Road, Locks Heath (P/17/1366/OA) | 70 | | | 35 | 35 | | | | | | | | | | | | |
| HA27 | Rookery Avenue (P/19/0870/FP) | 32 | | 19 | 13 | | | | | | | | | | | | | |
| | **Total** | **321** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Local Plan Allocations - Fareham Town Centre (without planning permission)** | | | | | | | | | | | | | | | | | | |
| FTC5 | Crofton Conservatories | 49 | | | | | | | | | | | | 49 | | | | |
| FTC8 | 97-99 West Street, Fareham | 9 | | | | | | | 9 | | | | | | | | | |
| FTC9 | Portland Chambers, 66 West Street, Fareham | 6 | | | | 6 | | | | | | | | | | | | |
| BL1 | Town Centre Broad Location for Growth | 620 | | | | | | | | | | | 100 | 100 | 100 | 100 | 100 | 120 |
| | **Total** | **684** | | | | | | | | | | | | | | | | |
| **Local Plan Allocations in Other Existing Settlements (without planning permission)** | | | | | | | | | | | | | | | | | | |
| HA22 | Wynton Way, Fareham | 13 | | | | 13 | | | | | | | | | | | | |
| HA24 | 335-357 Gosport Road, Fareham | 8 | | | 8 | | | | | | | | | | | | | |
| HA29 | Land East of Church Road | 20 | | | 5 | 15 | | | | | | | | | | | | |
| HA30 | 33 Lodge Road, Locks Heath | 9 | | | | | | | | | | | 9 | | | | | |
| HA36 | Locks Heath District Centre | 35 | | | | 35 | | | | | | | | | | | | |
| HA37 | Former Filling Station, Locks Heath Centre | 30 | | | | 30 | | | | | | | | | | | | |
| HA42 | Cams Alders Sheltered Housing | 60 | | | | | | | 60 | | | | | | | | | |
| HA44 | Assheton Court | 27 | | | | | 27 | | | | | | | | | | | |

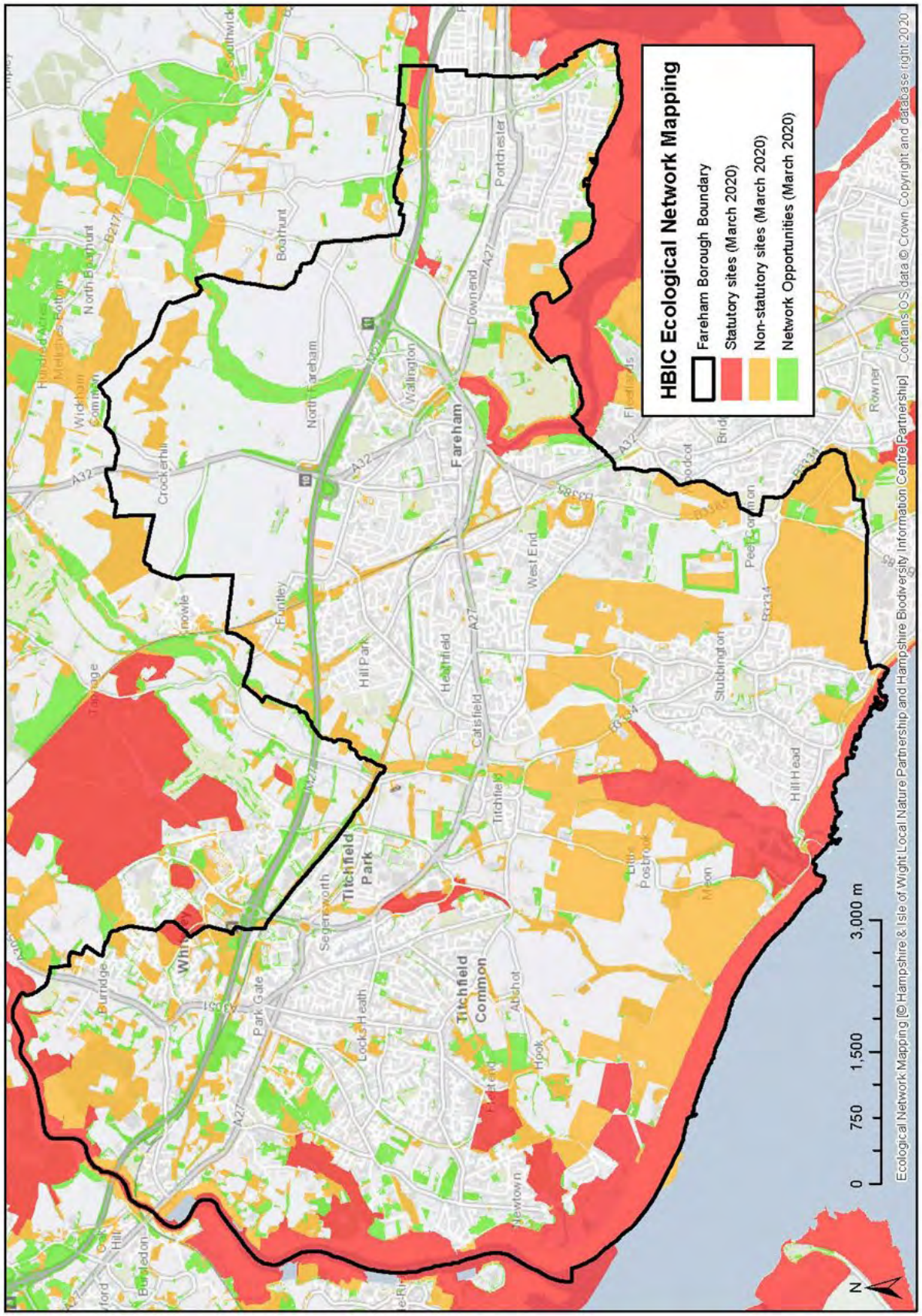
| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HA48 | 76-80 Botley Road | 18 | | | | 18 | | | | | | | | | | | | |
| HA49 | Menin House, Privett Lane | 26 | | | | | | | 13 | 13 | | | | | | | | |
| HA50 | Land north of Henry Cort Drive | 55 | | | | | | | 55 | | | | | | | | | |
| HA51 | Redoubt Court | 12 | | | | | | | 12 | | | | | | | | | |
| HA52 | Land at Dore Avenue | 12 | | | | | | | 12 | | | | | | | | | |
| | **Total** | **325** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| **Local Plan Allocations on Edge of Settlement Sites** | | | | | | | | | | | | | | | | | | |
| HA1 | Medina Nurseries | 5 | | | | | | | 5 | | | | | | | | | |
| HA1 | Land West of Lockswood Road, Warsash | 62 | | | | | 19 | 43 | | | | | | | | | | |
| HA1 | Land off Lockswood Road, Warsash | 9 | | | | | | | 9 | | | | | | | | | |
| HA1 | Land to rear of 108-118 Brook Lane, Warsash | 19 | | | | | | | 19 | | | | | | | | | |
| HA1 | Land North of 74 and 78 Greenaway Lane, Warsash | 6 | | | | | | | | | | | | 6 | | | | |
| HA1 | Land West of Lockswood Road, Warsash | 27 | | | | 27 | | | | | | | | | | | | |
| HA1 | Land to the East of Brook Lane and West of | 130 | | | | 23 | 50 | 57 | | | | | | | | | | |

| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lockswood Road, Warsash (Warsash Cluster) | | | | | | | | | | | | | | | | | |
| HA1 | Land rear of 59 Greenaway Lane (Warsash Cluster) | 9 | | | | | 9 | | | | | | | | | | | |
| HA3 | Land to the East of Southampton Road, Titchfield | 87 | | | | | | | | 50 | 20 | 17 | | | | | | |
| HA3 | Hambrooks Garden Centre, Southampton Road | 18 | | | | | | | | 18 | | | | | | | | |
| HA3 | Land off Southampton Road, Titchfield | 30 | | | | | | | 15 | 15 | | | | | | | | |
| HA3 | 237 Segensworth Road, Titchfield Common | 20 | | | | 20 | | | | | | | | | | | | |
| HA7 | Warsash Maritime Academy | 100 | | | 50 | 50 | | | | | | | | | | | | |
| HA13 | Hunts Pond Road, Titchfield Common | 38 | | | | | | | 38 | | | | | | | | | |
| HA17 | Phase 2 69 Botley Road | 12 | | | | | | | | | 12 | | | | | | | |
| HA39 | Land at 51 Greenaway Lane | 5 | | | | | | | 5 | | | | | | | | | |
| HA45* | Land Rear of 77 Burridge Road | 3 | | | | | 3 | | | | | | | | | | | |
| HA53 | Land at Rookery Avenue, Swanwick | 6 | | | | | | 6 | | | | | | | | | | |
| HA55 | Land South of Longfield Avenue | 1250 | | | | | 50 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 150 | 150 |
| HA56 | Land West of Downend Road | 550 | | | | | | | | 50 | 100 | 100 | 100 | 100 | 100 | | | |

| Site Ref | Site Name | No. Dwgs (Net) | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Total** | **2386** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| **Windfall Allowance** | | | | | | | | | | | | | | | | | | |
| | Windfall 0-5 years (Small Sites) | 100 | | | | | 50 | 50 | | | | | | | | | | |
| | Windfall 5-10 years (Small and Large sites) | 510 | | | | | | | 102 | 102 | 102 | 102 | 102 | | | | | |
| | Windfall 10-16 years (Small and Large Sites) | 510 | | | | | | | | | | | | 102 | 102 | 102 | 102 | 102 |
| | Total | 1120 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | **TOTAL** | **10268** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| *Specialist Housing: Gypsy/Traveller Site | | | | | | | | | | | | | | | | | | |
| Total Borough Projected Completions | | | 141 | 331 | 640 | 988 | 902 | 809 | 864 | 644 | 584 | 569 | 661 | 707 | 652 | 552 | 602 | 622 |
| Cumulative Completions | | | 141 | 472 | 1112 | 2100 | 3002 | 3811 | 4675 | 5319 | 5903 | 6472 | 7133 | 7840 | 8492 | 9044 | 9646 | 10268 |
| Minimum Annual Housing Requirement (see Policy H1) | | | 210 | 210 | 653 | 653 | 653 | 653 | 653 | 653 | 653 | 653 | 653 | 653 | 653 | 653 | 653 | 653 |
| Cumulative Housing Requirement | | | 210 | 420 | 1073 | 1726 | 2379 | 3032 | 3685 | 4338 | 4991 | 5644 | 6297 | 6950 | 7603 | 8256 | 8909 | 9562 |
| No. Dwellings Above or Below Cumulative Housing Requirement | | | -69 | 52 | 39 | 374 | 623 | 779 | 990 | 981 | 912 | 828 | 836 | 890 | 889 | 788 | 737 | 706 |


Housing Trajectory
1200
1000
800
600
400
200
0
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
2031/32
2032/33
2033/34
2034/35
2035/36
2036/37
Total Borough Projected Completions
Minimum Annual Housing Requirement (see Policy H1)

## Appendix C - Local Ecological Network Map



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# Supporting Masterplan Principles

# Housing Allocation Policy HA55
# Land South of Longfield Avenue

# What is the Vision?

01. To create a new neighbourhood for Fareham, which will achieve a high-quality place for all people; a balanced, safe and connected community. It will be a place with an accessible heart , of quality buildings and open spaces that enables all its residents and visitors to meet, congregate, interact, shop, work and play. A place that provides for the day to day needs of residents and encourages a healthy lifestyle.

02. This vision will be achieved by designing, delivering and managing a place that:

- Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets and spaces.
- Has a legible a heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle. A heart where people can meet, talk, sit and interact, can engage in community activities and use shops and services for their day-to-day needs.
- Creates a 'community spine' or linear park that links a new local centre (including health care provision) with a new school and sports hub.
- Focuses on the movement environment of people from their front door to key destinations, such as a new primary school, health centre, sports hub and local shops, countryside, and green spaces;
- Is organised to ensure slow vehicle speeds and promote a low traffic environment;
- Is integrated with South Fareham encouraging and prioritising movement between existing and proposed neighbourhoods;
- Provides excellent access to a variety of well managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside;
- Is biodiverse and climate resilient;
- Provides different sized houses in a variety of tenure in order to meet everyone's needs;
- Provides houses that are well designed to at least minimum national space standards within distinct areas of varying character within ordered streets of visual interest and legibility.

03. These elements considered in combination will deliver good growth for Fareham.

04. Key to the success of development to South of Longfield Avenue is a landscape led approach to the planning and laying out of spaces that permeate through and around the development, connecting existing communities with the wider countryside. A structure that creates parkland, natural space, green routes and play which is accessible for all.

Fig 1

Destination green space to the west of Peak Lane to serve as bird mitigation

Landscape Led with natural open space to the south of the site transitioning into open countryside

Green routes penetrate through the development and connect to the north

Development densities to be higher towards the local centre and existing urban edge and lower towards open countryside to the south

New interlinked community facilities

A new local centre towards the north of the site linked to Longfield Avenue and close to Broadlaw Walk

A new primary school to the south of the site linked to wider open space.

A new sports hub to the south of the site.

Effective pedestrian and cycle connections will be created across Longfield Avenue to ensure ease of movement between existing and proposed communities

5 and 10 minute walking isochrones



## Vision Cont...

05. Development to the south of Fareham will include a mixture of high-quality natural greenspace which serves a range of functions including for biodiversity enhancement, habitat creation and amenity space for residents. The layout and relationships of spaces will help greenspaces function in a way that makes the development attractive to both residents and nature.

06. Slow traffic speeds and low traffic 'social' streets and spaces will permeate the site, with walking and cycling to be given priority in terms of space and movement. The local centre will function as a gathering place and focus of neighbourhood activity.

07. Delivering the vision will be achieved through careful consideration of the overall structure of developed and non-developed areas, the primary functions/land use of spaces and how the network of green spaces creates and uses vistas to transition one area into the other. The development will focus on delivering visually interesting streetscapes, views and vistas from a range of viewpoints across the development and externally to the development, both into and out of the built-up area.

08. The residential development will be of mixed tenure, including all forms of affordable provision and specialist housing requirements as well as being tenure blind to ensure inclusion.

09. All parties are committed to the concept of a 10 minute walkable neighbourhood. Such that all facilities required to maintain a healthy community, namely open space, education, healthcare and convenience shopping, all fall within an easy walk of each home. Such a place carefully designed will ensure the integrity and function of the strategic gap is maintained whilst creating a successful and vibrant new community.

## How has the Masterplan been Brought Together?

10. To support the Local Plan Examination and demonstrate the deliverability of the allocation, a Statement of Common Ground (SoCG) jointly prepared between Fareham Borough Council, Hallam Land Management and Susan Williams and Nicola Seale (the council, land promoter and landowners respectively) has been prepared.

11. The SoCG sets out the further work that the parties have undertaken since the Revised Publication Local Plan was published, to prepare a site masterplan which the parties consider to be the basis for future development proposals. The masterplan at Figure 3 of Part 1 SoCG will replace the Illustrative Land Use Framework Plan on page 148 of the Revised Publication Local Plan (CD001).

12. This SoCG comprises two parts:

**Part One**

13. Provides information about the Site and the requirements of Policy HA55, and the areas of agreement between all parties in respect of the site including the vision and the Masterplan. It then details the matters that are not presently agreed.

**Part Two**

14. Entitled 'Supporting Masterplanning Principles' sets out the principles that the parties have agreed in response to the requirements of Policy HA55. This sets out the design work that has been undertaken by the parties since the Revised Regulation 19 Plan was published and illustrates how the masterplan has been arranged. Part 2 will be appended to the Local Plan Document as supporting principles to the site Masterplan.

15. Part Two comprises the follows:

- Structure of the Neighbourhood
- Green Routes and Spaces - Green Infrastructure
- How People Move - Pedestrian and Cycle Connectivity
- Road Hierarchy
- What this place look and feel like? - Built Form
- Development Quantum, Density and Mix; and
- New Community Spine

16. For each strategy, key elements or principles establish what we want these spaces/areas to do and the way in which they will function. These development and design strategies culminate in an agreed masterplan (refer Part 1 Figure 3 and part 2 Figure 8).

# Structure of the Neighbourhood - Spatial Strategy

Fig 2

17. The spatial strategy illustrated on Figure 2 establishes the agreed extent of development to the south of Fareham and its relationship to the open countryside / Strategic Gap further to the south.

18. The Strategic Land Use Framework Plan included in the Local Plan established the principle of a flexible development edge to facilitate further work on layout and form in order to deliver the required number of dwellings, whilst maintaining the experience and purpose of the strategic gap. Figure 2 represents a development of the Strategic Land Use Framework Plan derived from a detailed evaluation of proposed built form, density, housing mix and the extent and distribution of open spaces required to effectively transition the development towards the open countryside whilst delivering parkland balancing recreation with biodiversity enhancement.

19. The role of the gap between existing settlements acts to prevent the physical coalescence or merging of these two settlements. Its role, in conjunction with the development's green infrastructure helps to maintain a sense of separation and openness and to protect the distinct separate identities of the settlements. The spatial strategy illustrated on Figure 2 is considered to effectively preserve the integrity of the remaining gap and the individual identities of Fareham and Stubbington.

20. All parties agree that the transition between the existing open countryside, with its open patchwork of fields, and the existing built-up area to the north of Longfield Avenue is a key design element. The focus is to deliver an urban form that provides for links through to the wider countryside, providing breaks in the development pattern and a varied urban edge whilst not creating a larger development footprint than is necessary. This transition will also ensure that the impact on the strategic gap is minimised and contribute to achieving the vision to create a balanced, safe and connected 10 minute neighbourhood.

21. Additionally the spatial strategy will provide a buffer to and from noise sources currently in existence (the Stubbington bypass and HMS Collingwood). The design will seek to deliver noise attenuation without the need for traditional sound bunds and acoustic fencing set within the open landscape. As the site is relatively flat, features that would introduce changes in level will need careful consideration and will be localised in nature.

22. The urban form will comprise of 6 distinct areas/forms, each with its own unique identifiable character. Urban character is largely determined by each area's response to local context, its density, block structure, road layout, parking arrangements and building heights (refer to Figure 6).

Proposed Development Areas

Strategic Open Space

Local Centre A

Proposed Primary School B

Proposed Sports Hub C

1 Open parkland transitioning to semi natural greenspace provides separation and maintains a green gap to the south.

2 School playing fields and sports hub positioned to aid transition between urban and rural areas.

3 Central green spine linking north to Broadlaw Walk and south to parkland.

4 Greenways pass through the urban area providing car free circulation and wildlife corridors through the development.

5 Pedestrian links and landscape treatment to north and east to connect and buffer development

6 Development to sensitively respond to transition westward including green links, recreation space and car free circulation.

7 Creation of ecological reserve. including bird mitigation

23. There will be a number of unifying elements across the development. These will include a common palette of materials, architectural styling, street furniture, boundary treatments, etc. This will ensure that the different areas will have a unifying theme which underpins a commonality of approach in terms of a coherent movement network, massing and place making.



# Green Routes and Spaces - Spatial Strategy

**Fig 3**

VISION:
Provides excellent access to a variety of well managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside, and is biodiverse and climate resilient.

24. The network of Green Routes and Spaces, their composition, character, location, and their relationship with one another establishes the developments broad structure, its ability to be physically and visually assimilated into its wider context, and its connectivity north into the existing urban area, and south into the wider countryside. This network contributes to a place that is both biodiverse and climate resilient.

25. The site is currently used by local residents for walking, including dog walking. Maintaining the sense of openness, a transition to open countryside, and views, links and 'green fingers' radiating through the development are key design principles. The green infrastructure strategy provides for publicly accessible and managed green spaces throughout the site, incorporating both recreation space as well as a number of ecological features.

26. A landscape led masterplan approach to development of the site presents opportunities for long term enhancement and creation of existing and new wildlife habitat and wildlife links both north/south and east/west, as well as securing on-site mitigation for the loss of a modest area classified as a support site of low-use for Solent Wader and Brent Geese. All parties are in agreement, that following discussions with Natural England (NE), an area of bird mitigation land will be located on the part of the site to the west of Peak Lane.

27. The area of environmental enhancement west of Peak Lane has been subject to discussion with Natural England. Natural England support the approach subject to specific design proposals. Whilst the final design requires further consideration, the broad approach is considered to contribute positively to the health and well-being of residents as well addressing impacts on designated sites and the wider natural environment.

- Proposed Development Areas
- Strategic open space - Natural open space designed for habitat creation and informal recreation.
- Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.
- 1a — Land to the west of Peak Lane to be set aside for the creation of a new bird reserve - no access for dogs.
- 1b — Land to the west of Peak Lane to be set aside for the creation of a new bird reserve - access for dog walkers.
- 2 — Land to south to be set designed as natural parkland for habitat and informal recreation.
- 3a — Transitional area between 'high use' amenity greenspaces and 'lower use' natural greenspace.
- 3b — Area for community allotment gardens.
- 4a-c — Central green spine acting as focal open space linking proposed local facilities. Area transitions from formal public realm and play space to the north to more informal parkland and play space to the south.
- 5 — Green links designed for movement, swales and wildlife corridors.



# Green Routes and Spaces - Key Elements

28. The following Key Elements set out the performance criteria agreed for each open space area:

**Key Elements Zone 1: Ecological Reserve**

- Design, construction and management to ensure optimal habitat conditions for maintenance and expansion of BG+W and other bird species.
- The final extent of area 1a (refer to Figure 3), i.e. an area with restricted access for people and dogs will be subject to further consultation and agreement with relevant stakeholders.
- Principal movement for people and dogs will be directed to the west alongside Peak Lane, within a corridor to the southern boundary linking Peak Lane with Ranvilles Lane and to the north west alongside the existing urban area. This area will be defined by a hedge / fence or drainage ditch where appropriate. Boundary hedge and other planting to be of a scale and density that ensures limited disturbance to area 1a.
- Corridors to be a minimum 10m wide (maximum to be agreed) and include viewing structures and seating, and interpretation signage.
- Only soft surfacing such as hoggin to be used.
- Area to be unlit - seek to maintain an open sky, quiet, 'rural' experience

**Key Elements Zone 2: Southern Parkland**

- Species / flower rich grassland including mown paths and tree groups/copses.
- Where paths are required to be hoggin or similar.
- Native hedge and woodland mix shrub planting.
- SuDS attenuation ponds to feature permanent water and associated habitat
- Drainage in open swales and ditches
- Occasional 'rural' seats at key points - typically in timber or stone.
- Long vistas maintain character of an open 'Rural' experience, aiding mindfulness, and health and well-being.
- Interpretation signage for education
- Area to be unlit

**Key Elements Zone 3: Neighbourhood Edge**

- Space is to transition urban to rural character - the urban edge to have a parkland experience, meadow and lawn.
- Area to have focus on activity and movement - Key nodal intersections to be clearly identified and provide meeting places, including dense seating.
- Long vistas to maintain visual connection with facilities, social and community spaces, and activity points.
- Specimen trees chosen for stature, longevity and resilience.
- Metalled surface paths to be lit where necessary for safe circulation (subdued lighting).
- Soft edges to include mix of native and ornamental hedge and formal to informal planting.

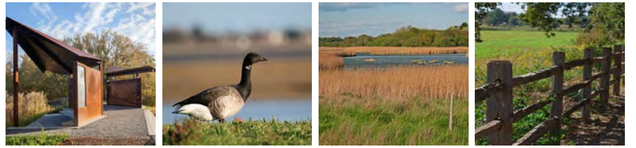
**Key Elements Zone 4: Activity Spine**

- Urban parkland experience formed of linked and varied spaces and destinations with focus on activity and movement.
- Key nodal intersections to be clearly identified and provide meeting places, including multiple opportunities for seating for social interaction.
- Long vistas to maintain visual connection with facilities, social and community spaces, and activity points.
- Specimen trees chosen for stature, longevity and resilience.
- Metalled surface paths of varying width.
- Formal and informal planting
- Swales and conveyance ditches to be a feature.
- Lighting to have a varied intensity from north to south.

**Key Elements Zone 5: Green Links and Edges**

- Internal or perimeter pedestrian and cycle only links set within a green environment.
- A focus on movement with occasional static spaces with seating and toddler play.
- Corridors to be a minimum of 6m wide unless otherwise justified and agreed.
- Routes to link key intersections and crossing points and provide vistas between housing areas, Green Infrastructure, community facilities, and activity points.
- Tree planting both formal and/or informal depending on location.
- Metalled surface paths that are lit and overlooked.
- Conveyance ditches where required retaining sufficient space for people.

**Key Elements Zone 1**



**Key Elements Zone 2**



**Key Elements Zone 3**



**Key Elements Zone 4**



**Key Elements Zone 5**



# Pedestrian and Cycle Connectivity - Spatial Strategy and Key Elements

Fig 4

VISION:
Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected spaces, focuses on the movement environment of people from their front door to key destinations, and is integrated with South Fareham, encouraging and prioritising movement between existing and proposed neighbourhoods.

29. The network of pedestrian and cycle routes establishes the key routeways between the strategic open space and development areas.

30. The ease, safety, priority and attractiveness of walking and cycling connectivity across the site, providing access between peoples homes and local services and facilities is key to establishing an integrated and sustainable development to the South of Fareham. Connections between existing and proposed residents will need to consider inward and outward movement from the site providing for access to key destinations within the site and within its wider context. These routes should encourage existing neighbouring residents to use and move through the site as much as encouraging new residents to walk and cycle to existing facilities. Further consultation and agreement with relevant stakeholders regarding the number and location of crossing points north across Longfield Avenue will be required in the context of a future design code and an outline planning application.

31. Slow traffic speeds and low traffic 'social' streets and spaces will permeate the site, with walking and cycling to be given priority in terms of space and movement. This will help to ensure that some secondary streets, alongside tertiary streets and lanes (refer to Figure 5) promote attractive streets that can be safely used by children for local play, the elderly and those with a disability.

32. The social street concept will also help create an environment within which the local centre is accessible at the heart of the new community as a gathering place and focus of neighbourhood activity.

33. The following Key Elements set out the performance criteria for pedestrian and cycle routes:

**Key Elements: Pedestrian and Cycle Links**

- All principal on-site and off-site services and facilities and surrounding movement networks can be accessed via green corridors, links and spaces.
- The network will be safe, direct, prioritised, visually attractive and legible.
- Surfacing, lighting and width will be designed having regard to the network's location and character taking account of biodiversity, density of use, the nature of users and the character of the neighbourhood.

Proposed Development Areas

Strategic open space - Natural open space designed for habitat creation and informal recreation.

Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.

Cycle network (off road) - minimum 3m in width and illuminated.

Cycle network (on road) / potential connections across Peak Lane and Longfield Avenue - subject to further consultation with County Highways

Pedestrian footpath / shared use with cycling (off road) - mixed widths, hoggin or gravelled surface and not illuminated.

Pedestrian footpath (off road) - mixed widths, hoggin or gravelled surface and not illuminated.

Pedestrian footpath (off road) - mown path, not illuminated.

Existing Public Rights of Way - enhanced with surfacing and signage as appropriate / practicable

Maintenance access points and / or public access to specific viewing points, bird hides and seating areas



# Road Hierarchy - Spatial Strategy and Key Elements

Fig 5

VISION:
Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets, and is organised to ensure slow vehicle speeds and the promotion of a low traffic environment.

34. The Road Hierarchy establishes the key relationships between primary, secondary and tertiary routes. This dictates the pattern of movement throughout the site, creates a safe environment and helps develop development character.

35. There will be no direct access to the Stubbington Bypass to the south of the site. The Highway Authority has advised that the bypass has been designed and constructed on the basis of mitigating existing pressures on the road network in the area and any access junction in the vicinity of the site would have a detrimental impact on the flows of that route.

36. Access and egress from the development will be onto Longfield Avenue and Peak Lane. Each access will include provision for safe pedestrian crossing to the north and west respectively. Any changes to this arrangement will need to be justified and agreed.'

37. A four tier hierarchy is proposed. Primary routes will provide connection to existing highways and distribute traffic, at slow speeds, through the development. Secondary and tertiary routes will enable traffic to permeate through development blocks and provide access to the school and sports hub. The Lanes will be designed to be as car free as possible, allowing links between routes for pedestrian and cycle permeability.

38. The following Key Elements set out the performance criteria for the development's road hierarchy:

**Key Elements: Road Hierarchy:**

- The movement system for vehicles will be designed within a hierarchy that will create a neighbourhood that delivers slow speed and low traffic. The layout of streets will favour a grid pattern with multiple junctions and driver decision points.
- The street pattern and hierarchy will discourage through traffic. The developments neighbourhood structure, built forms, road geometry, surfacing and pedestrian and cycle routes combined will seek to deliver an average speed of not greater than 20mph on the primary and secondary road network.
- Lower average speeds will be designed for tertiary streets, whilst the lanes will be designed to be traffic free.
- All tertiary and some secondary streets will be shared surface.
- The design approach is for primary and secondary streets to be treed streets.
- Shared surface streets will include tree planting and structural planting within public spaces in order to maintain their longevity.

Proposed Development Areas

Strategic open space - Natural open space designed for habitat creation and informal recreation.

Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.

Primary Road

Secondary Road

Tertiary Road / Semi-Private Drive

The Lanes

Primary Access



# Built Form - what will this place look and feel like? - Spatial Strategy

Fig 6

VISION:
Provides different sized houses in a variety of tenure in order to meet everyone's needs. Houses that are well designed to at least minimum national space standards within distinct areas of varying character for interest and legibility.

39. The built form establishes the physical appearance of what the new community will look like, i.e. the style and appearance of buildings and other structures, their heights, massing and the like.

40. The structure of the development will be populated by six different character areas. Each individual character area will have a different design approach, values and principles that will together deliver a visually interesting, cohesive development that transitions from the urban to the rural setting.

41. The residential development will be of mixed tenure, including all forms of affordable provision and specialist housing requirements as well as being tenure blind to ensure inclusion.

**Key Elements - Quantum and Density**

- The development will deliver 1250 units split approximately 995 houses (c.80%) and 255 apartments (c.20%).
- Taken across all areas the current working assumption is that there will be an average density for housing of up to 43 dwellings per hectare (dph), with apartments at an average of 90 dph. This equates in broad development terms to an area of 23.17 Ha for housing and 2.83Ha for Apartments.
- A proportion of the apartments will be accommodated within the Local Centre (1.5ha). A number of these units will feature retail, employment and / or community facilities on their ground floor.
- Excluding the proposed primary school (2.2Ha), an area for specialist housing for the elderly (0.4Ha), and the sports hub (4.3Ha) the developable area equates to c. 26Ha
- The individual character areas proposed allow for different typologies with the general pattern being higher density development adjacent to Longfield Avenue reducing across the southern half of the site to create a sensitive edge to the proposed greenspace.

Strategic open space - Natural open space designed for habitat creation and informal recreation.

Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.

CA 1:
72 to 82 units at 30 to 35 dph average

CA 2:
235 to 271 units at 46 to 53 dph average
Plus c. 80 bed car home

CA 3:
172 to 185 units at 37 to 41 dph average

CA 4:
209 to 241 units at 38 to 45 dph average

CA 5:
118 to 125 units at 37 to 40 dph average

CA 6:
130 to 150 units at 50 to 57 dph average

Local Centre
c.135 units



# Built Form - Key Elements - Character Areas

**Key Elements - CA 1:**

- Largely housing with scope for occasional small scale apartments (4-6 units) on corners or key nodes.
- Housing predominantly semi-detached and detached with occasional linked detached.
- Housing generally 2 storey with occasional 2.5 storey. 3 storey housing can be accommodated if justified by essential design principle.
- Generally larger houses (4+ beds) will present wider frontage to the street.
- Streets should be treed and appear as part of the public realm and not as within front or rear gardens.
- Gardens to be minimum 11m deep unless justified by design, with an expectation that gardens for larger units (4+ beds) will be larger/longer unless there are overriding street design grounds.
- Front gardens should be a minimum 2m deep and include strong, robust planting.
- As set out in the Council's parking standards, parking is to be to the side of properties at no more than 2 spaces deep. Houses requiring 3 spaces can include a third space on street. Frontage parking will require deeper front gardens and associated planting space.
- It is anticipated that this form of development will accommodate approximately 72 to 82 units at an average density of between 30 to 35 dwellings per hectare.

**Key Elements - CA 2:**

- This area will provide a mixture of housing and apartments.
- Higher density town house forms and apartments will generally be focused to the east of the CA to compliment the Local centre and provide a gradual transition to CA1 Peak Lane.
- The scale of existing treed boundaries to Longfield Avenue and the new green link to the south can accommodate punctuations of taller buildings of 3 storeys, such as apartments and town houses. Housing generally 2 storey and 2.5 storey.
- Housing will be predominantly semi-detached with occasional detached and linked detached. Some terraces will be appropriate.
- Generally larger houses (4+ beds) will present wider frontage to the street.
- Streets should be treed and appear as part of the public realm and not as within front or rear gardens.
- Gardens to be minimum 11m deep unless justified by design, with an expectation that gardens for larger units (4+ beds) will be larger/longer unless there are overriding street design grounds.
- Front gardens should be a minimum 2m deep and include strong, robust planting.
- Parking to be to the side of properties at no more than 2 spaces deep. Houses requiring 3 spaces can include a third space on street. Frontage parking will require deeper front gardens and associated planting space
- It is anticipated that this form of development will accommodate approximately 235 to 271 units at an average density of between 46 to 53 dwellings per hectare.

**Key Elements - CA 3:**

- This area will be largely housing with scope for occasional small scale apartments (4-6 units) on corners or key nodes.
- Housing will generally be larger units of 3-4+ beds and a mix of semi-detached and detached with occasional linked detached or a short terrace.
- Housing generally 2 storey with occasional 2.5 storey. 3 storey can be accommodated rarely and only if justified by essential design principle.
- Generally larger houses (4+ beds) will present wider frontage to the street.
- Streets should be treed and appear as part of the public realm and not as within front or rear gardens.
- Gardens to be minimum 11m deep unless justified by design, with an expectation that gardens for larger units (4+ beds) will be larger/longer unless there are overriding street design grounds.
- Front gardens should be a minimum 2m deep and include strong, robust planting.
- Parking to be to the side of properties at no more than 2 spaces deep. Houses requiring 3 spaces can include a third space on street. Frontage parking will require deeper front gardens and associated planting space.
- It is anticipated that this form of development will accommodate approximately 172 to 185 units at an average density of between 37 to 41 dwellings per hectare.

**Key Elements - CA 4:**

- This area will provide a mixture of housing and apartments.
- Higher density town house forms and apartments will generally be focused to the north of the CA to compliment the Local centre across the central parkland spine.
- There will be a gradual transition southwards towards the open spaces and school utilising looser, less dense, housing forms. Southerly parts of the CA should allow for small corner blocks of apartments and taller units to act as foci and for legibility.
- The streetscape will help to form a strong building line and enclosure to the central parkland spine opposite with units facing onto the open space generating a high degree of natural surveillance.
- Housing will generally comprise of a mixture of 2 and 2.5 storey units with occasional 3 storey housing used to provide a varied streetscape.
- The housing will be predominantly terraced town houses and link detached houses together with complimentary apartment buildings to the north gradually moving towards semi-detached and detached houses to the south. Occasional terraced forms can be accommodated.
- It is anticipated that this form of development will accommodate approximately 209 to 241 units at an average density of between 38 to 45 dwellings per hectare.

**Key Elements - CA 5:**

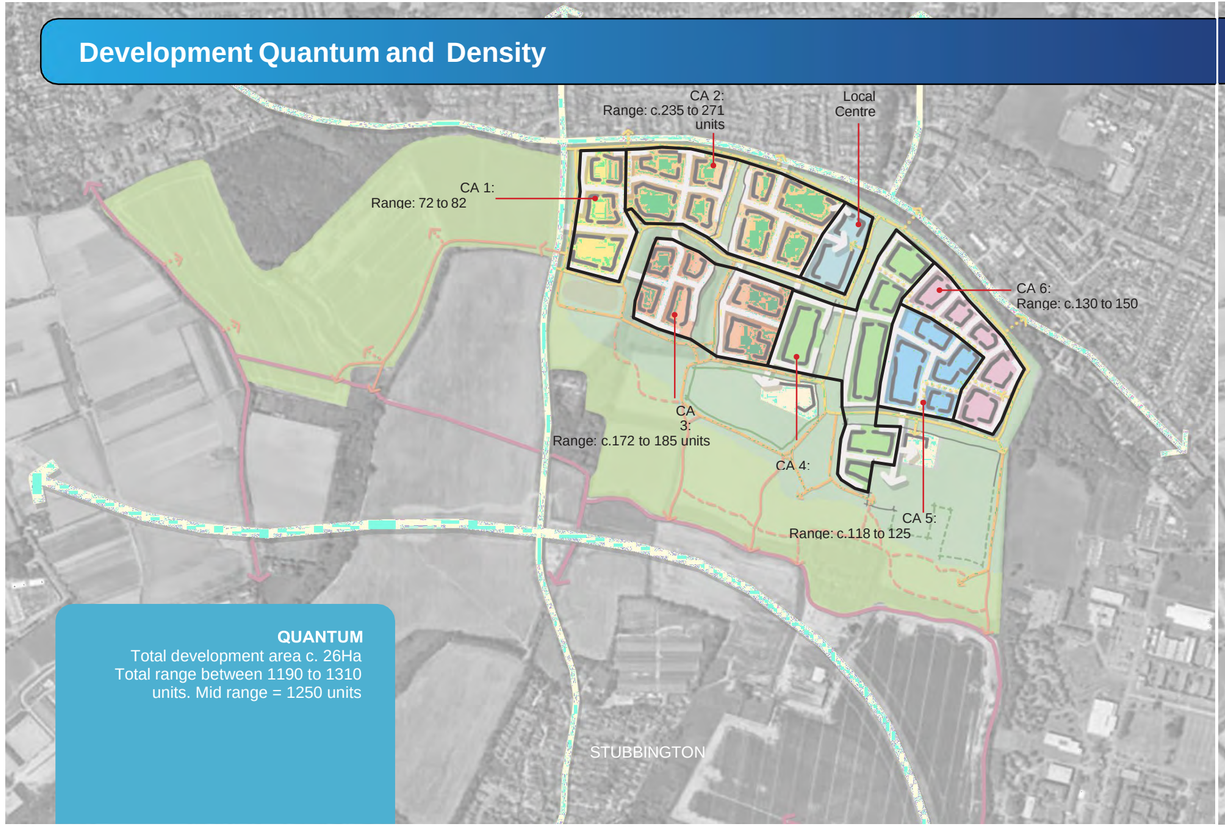
- This area will be largely housing with scope for occasional small scale flats (2-4units) on corners or key nodes
- Housing will be predominantly terraced forms with occasional semi or linked detached. Visually comprising streets as shared space mews arrangements.
- Housing generally 2 storey with occasional 2.5 storey. 3 storey housing can be accommodated rarely and if justified by essential design principle.
- Units fronting the sports hub and green link to the south can be larger and less dense and include 3 storey units.
- This area should generally accommodate smaller houses (1-3 beds) that will present wider frontage to the street in mews form.
- Streets will incorporate carefully placed trees within limited pocket and frontage landscape areas.
- Gardens can be less than 11m deep with an expectation that terraces and balconies will be utilised where practicable / appropriate as a key part of outside space.
- Parking to typically be integral for mews and within landscaped parking courts or on street.
- It is anticipated that this form of development will accommodate approximately 118 to 125 units at an average density of between 37 to 40 dwellings per hectare.

**Key Elements - CA 6:**

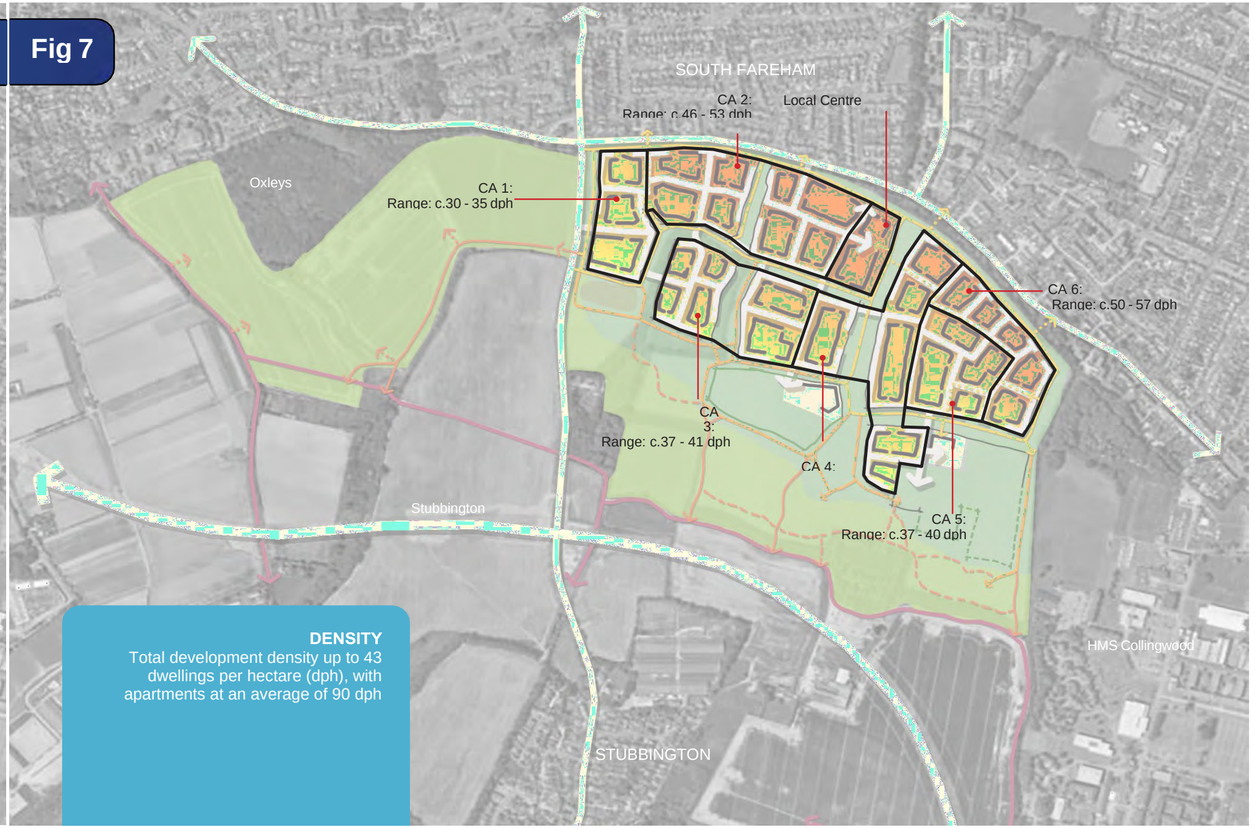
- This area will be a mixture of housing, with a small number of apartments marking key junctions.
- The scale of existing treed boundaries to Longfield Avenue and the new green link alongside HMS Collingwood to the east can accommodate a frontage of buildings up to 3 storeys. Housing should, however, avoid directly overlooking HMS Collingwood.
- Higher density town house forms as terraces and linked detached houses, with occasional apartments should predominate.
- There should be a gradual transition southwards towards the open spaces and sports hub pitches with looser less dense housing forms but allowing for corner blocks of apartments and taller units to act as foci and for legibility.
- The streetscape will help to form a strong building line and enclosure to the existing wooded/landscaped edge with units facing open space and generating a high degree of natural surveillance.
- It is anticipated that this form of development will accommodate approximately 130 to 150 units at an average density of between 50 to 57 dwellings per hectare.

# Development Quantum and Density

Fig 7




**QUANTUM**
Total development area c. 26Ha
Total range between 1190 to 1310 units. Mid range = 1250 units




**DENSITY**
Total development density up to 43 dwellings per hectare (dph), with apartments at an average of 90 dph

# Built Form - Key Elements - Building Typologies

**Key Elements - Detached and Linked Detached Housing**

- Units can be narrow or wide frontage depending on character area. Generally narrow frontage will suit more urban, higher density streets except where wide frontage is necessary within mews to accommodate parking. Occasional narrow frontage unit can sit within looser, more open street frontages where the character area allows.
- Typically 2 or 2.5 storey depending on character area. In some locations, if streetscene context and design justification for feature or landmark building dictates, occasional 3 storey unit can be appropriate.
- Where character, streetscene and building line dictate, parking can be accommodated within mews lanes to the rear or a suitably designed landscaped 'square'. Resultant frontage space should include robust planting to soften streetscape and create set back for ground floor habitable rooms. Bin and Bike storage should be positioned to the front or side unless dominant and visually undermining the streetscape.
- Where parking is to be provided at the front, no more than two tandem spaces to the side will be appropriate. Where parking is to be provided within front gardens in front of the building line, no more than two spaces side by side shall be provided and will be accompanied by robust landscaping and a discernible and usable front garden. In general this arrangement is likely to only be suitable with wide frontage plots and a front garden depth of circa 7m. Such forms are more likely to suit the lower density, spacious character areas to the southern and eastern periphery.
- Where higher density areas necessitate, use of linked-detached dwellings these can provide variety to the streetscene and can be beneficial in delivering additional outdoor space in the form of upper level terraces. These will be encouraged to help provide efficient use of space taking account of privacy for adjacent property. Such spaces can be considered as part of the provision of 'garden' space if they are of sufficient scale and function.

**Key Elements - Semi-Detached Housing**

- The criteria set out for detached and linked detached dwellings are also applicable to semi-detached units.
- Semi-detached dwellings should be designed as harmonious pairs unless they are pivotal to changes in character areas or street corners. In such cases, asymmetrical arrangements including windows , materials and architectural language can be appropriate.
- Semi detached units should create a strong street rhythm, where they are the dominant form, with ordered and balanced spacing, building line, position of parking, boundary treatment and architectural language.

**Key Elements - Mews / Terraces**

- Units are to be typically grouped to create intimate tertiary shared surface spaces.
- Uniform unit design is not a requirement.
- Mews should include through routes for pedestrians and cyclists.
- Mews are to typically comprise of a wide frontage and a narrow plan depth, generally 2 storey in height with integral parking. Such parking should achieve a minimum dimension of 6m x 3m.
- Some street parking is also acceptable.
- The use of an occasional 3rd floor is considered appropriate to punctuate the streetscene and create visual interest depending upon the character area.
- Some units can be detached or linked depending on the character area. Similarly areas can include Flats Over Garages (FOGs) but only occasionally to ensure extensive ground floor active frontage within street is maintained.
- Provision of upper level terraces and balconies; as private amenity space is encouraged and can be considered as part of the provision of 'garden' space if they are of sufficient scale and function.
- Variable garden size may be considered if essential to design quality;
- Occasional specimen trees and privacy strip planting typically no less than 1m should be used where habitable windows directly front the street.
- High quality surface materials and entrance thresholds will be important for these shared surface spaces.
- Bin and Bike storage may be integral to the housing or accommodated within parking spaces.

**Key Elements - Apartments**

- Apartments mass and scale shall not be visually dominant. They will be integrated into perimeter blocks and the streetscene to create an ordered and harmonious street composition. It is anticipated that apartments will not therefore:
  - Be visually isolated in the streetscene, significantly separated from other properties by car parking or open space.
  - Be set back significantly from the general building line of the street.
  - Be typically more than 1 floor higher than other properties in the street.
  - Have the principal pedestrian access to the rear or side of the street frontage.
  - Have bin and cycle storage facilities that are visually intrusive.
  - Have elevations of discordant materials.
  - Single aspect apartments should not face north. Double aspect apartments will ensure that the principal living space does not face north.
- Apartments will typically have a front entrance and principal rooms facing the street.
- Provide communal open space designed in cognisance of shade and which creates a usable garden with robust landscaped seating spaces and high quality surface materials.
- Where appropriate to the streetscene include private balconies or roof terraces in addition to communal spaces to create visual interest and aid natural surveillance.
- Apartments will be constructed tenure blind
- The extent of provision will vary dependant on the character area



**Typical examples of apartment, mews and housing form and composition**

# A New Community Spine - Spatial Strategy and Key Elements

Fig 7

VISION:
A legible a heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle. A heart where people can meet, talk, sit and interact, can engage in community activities and use shops and services for their day-to-day needs. A heart linked to a new school and sports hub by a 'community spine' or linear park.

42. The key to delivering a thriving community for both new residents and existing residents will be to create an accessible and welcoming heart that provides the services needed to serve these residents. Central to the design therefore is the creation of a 'community spine' which both serves the needs of new residents, but also draws in existing residents from neighbouring areas.

43. The 'community spine' comprises a new local centre to the north featuring retail, employment space and healthcare facilities, linked to a new primary school and sports hub to the south and south east respectively by a linear park.

44. The local centre will be designed to integrate seamlessly into the surrounding character areas and deliver the heart of the new community.

**Key Elements Zone 5: Local Centre**

- Wholly flatted residential forms.
- 2-4 storeys with ground floor commercial/ community/health uses plus 2 or 3 levels of residential apartments above.
- Where appropriate to the streetscene a balcony should be included to at least one principal room. Balcony size and design will be subject to further detailed design coding.
- A principal habitable room should overlook public space.
- Ground floor commercial uses to have an active elevation facing south and/or east towards internal courtyard spaces or adjoining public open space.
- The Local Centre is to include a high quality hard and soft landscaped 'square' to:
  - To be the heart of the neighbourhood .
  - Act as focus of pedestrian activity, with spill out space for seating and active use integral to the design of the retail and community uses.
  - To provide year round colour.
  - To be lit without reliance on highway lighting providing a safe and attractive evening space.
- To be linked physically and visually as part of an integrated design with the central GI parkland spine, Longfield Avenue crossings and proposed new school.
- To be constructed of high quality materials that weather well, are responsive to the context with surface materials that clearly identify pedestrian space.
- Parking is to be designed as an integrated public space linked with and/or integrated into the landscaped square and punctuated with robust tree planting.
- Residential parking can be unallocated and, where necessary, shared with commercial functions.
- It is anticipated that the local centre could accommodate circa 135 apartments.






1. Local Centre:
Ground floor commercial uses to have an active elevation facing south and/or east towards internal courtyard spaces or adjoining public open space.

2. The Local Centre is to include a high quality hard and soft landscaped 'square'. Parking is to be designed as an integrated public space linked with and/or integrated into the landscaped square and punctuated with robust tree planting.

3. Local Centre to be linked physically and visually as part of an integrated design with the central GI parkland spine.

4. Community Spine to include avenue tree planting and destination play spaces, transitioning in character from north to south.

5. The school building is to be located to the north east corner of the plot to act as a fulcrum and focus to the long vista of the north south community spine. The building is to act as part of the streetscape to the west side of the community spine and a visual marker for the southern edge of the development.

6. The sports hub will be designed to ensure that the form, location, scale and appearance of the changing and ancillary uses pavilion building is integrated into streetscape on its northern edge.

7. Other urbanising characteristics such as car parking, 3g surfacing and lighting will be focussed to the north.

# Built Form - Key Elements

**Local Centre**









**Primary School**




**Sports Hub**



**Key Elements - Primary School:**

- The proposed school site is located at the southern edge of the developable area of the neighbourhood to allow its green play space to contribute to the sense of openness of parkland to the south.
- The school building is to be located to the north east corner of the plot to act as a fulcrum and focus to the long vista of the north south community spine. The building is to act as part of the streetscape to the west side of the community spine and a visual marker for the southern edge of the development.
- The school will be linked to the local centre and sports hub as well as the wider parkland via green links to encourage walking and cycling and linked trips with the shops, services and community facilities.
- The school building should include a two storey equivalent element as part of its status within the streetscape.
- Car parking will be set behind the built frontage.
- Playing fields to the west and south will be landscaped and include specimen trees, to the school boundaries, selected for their stature, longevity and resilience.

**Key Elements - Sports Hub:**

- The sports hub will be designed to ensure that the form, location, scale and appearance of the changing and ancillary uses pavilion building is integrated into streetscape on its northern edge.
- The building will be designed to be of a complimentary high quality building that relates to both the street and the sports function.
- Other urbanising characteristics such as car parking, 3g surfacing and lighting will be focussed to the north.
- Car parking will be unobtrusive and include robust boundary planting and subdued surfacing.
- Lighting will be designed to avoid unnecessary spillage to surrounding streets and open spaces.
- Unlit grass pitches will be located to the south and will include structural tree planting to help transition the pitches into their wider parkland setting to the south and east.
- All pitches will meet Sport England's outdoor pitch specifications unless, on balance, taking account of other development requirements, alternative provision is demonstrated to be acceptable.

# Illustrative Masterplan

**Fig 8**

45. Figure 8 depicts a layering of the preceding strategies, which in combination culminate in a development that will create a vibrant new neighbourhood for South Fareham.

46. This Masterplan, which the parties consider to be the basis for future development proposals will replace the Illustrative Land Use Framework on page 148 of the Revised Publication Local Plan.

Proposed Development Areas

Strategic open space - Natural open space designed for habitat creation and informal recreation.

Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.

Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets and spaces.

1. Has a legible a heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle.
2. Creates a 'community spine' or linear park that links a new local centre (including health care provision) with a new school and sports hub.
3. Focuses on the movement environment of people from their front door to key destinations, by providing an integrated network of shared surface routes, footways and cycleways.
4. Is integrated with South Fareham encouraging and prioritising movement between existing and proposed neighbourhoods
5. Provides excellent access to a variety of well managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside.
6. Is biodiverse and climate resilient with habitat provided to the west of Peak Lane and to the north of Tanners Lane.
7. Provides different sized houses in a variety of tenure in order to meet everyone's needs. Houses that are well designed to at least minimum national space standards within distinct areas of varying character within ordered streets of visual interest and legibility.
8. Provides a 2FE new primary school in a location that can transition into broader open space and link to destination play spaces.
9. Provides a new sports hub that similarly transitions into broader open space, focussing lit and built elements to the north.
10. Provides vehicular access onto Longfield Avenue and Peak Lane




Prepared jointly between Fareham Borough Council and Urban Wilderness - representing Hallam Land Management Ltd
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