



Fareham Borough Council Authority Monitoring Report (AMR) 2020-21

February 2022

Further Information

Information on the progress of Fareham's Local Development Documents and details of consultations are available at the following website www.fareham.gov.uk/planning/local_plan

If you have any questions on the Fareham Borough Local Plan, please contact a member of the Planning Strategy Team at Fareham Borough Council.

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For more detailed information and guidance on the planning system, visit the Ministry for Housing, Communities and Local Government website at www.communities.gov.uk.

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

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1.0 Introduction

PURPOSE & AIM OF THE AUTHORITY MONITORING REPORT

- 1.1 Local Planning Authorities are required to produce an Authority Monitoring Report (AMR) as set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This is the 15th Authority Monitoring Report (AMR) and covers the period 1 April 2020 to 31 March 2021.
- 1.2 Monitoring of policies enables officers to assess the effectiveness of existing policies and to implement any proposed changes to key policy shortcomings. Policies also need to be updated or revised where relevant legislation, policies or guidance has changed or been updated.
- 1.3 The current system of plan making is designed to be a continuous process, with the Local Planning Authority regularly preparing, adopting, and reviewing Local Development Documents to take account of changing national and local circumstances. Keeping plans up-to-date is assessed by the AMR, the principal objectives of which is to report on:
- **Delivery and implementation** - identifying progress of the emerging Local Plan against the milestones set out in the Council's Local Development Scheme (LDS) timetable;
 - **Housing Delivery** – reporting on housing completions during the monitoring period, including affordable housing and self and custom build housing;
 - **Neighbourhood Planning** – reporting on progress of neighbourhood plans in the Borough;
 - **Contributions from Development** – reporting on CIL and S106 receipts collected by the Council through planning applications during 2020/21;
 - **Duty to Cooperate** – identifying how the Council has engaged with neighbouring planning authorities, the county council, other bodies and the local community during the period of reporting;
 - **Employment Floorspace Delivery** – reporting on employment floorspace gains and losses during 2020/21, including any losses to residential;
 - **Retail and Leisure Floorspace Delivery** – reporting on retail and leisure floorspace developments during the monitoring period and identifying progress in relation to the assessed needs for retail floorspace.
- 1.4 This AMR also provides additional monitoring and delivery information across the following themes for which the Council's partner organisations have responsibility for delivery:
- **Transport and Movement** - Reporting on highways and public transport related improvements that have been announced, progressed or completed during and following the 2020/21 monitoring period;
 - **Flood Risk and Coastal Management** - Reporting on any residential applications approved against Environmental Agency advice and on projects impacting upon the coastline within the Borough during 2020/21;
 - **Biodiversity and the Natural Environment** - Reporting on priority habitats and nature conservation designations, including the condition of these where such information is available during 2020/21.

2.0 Delivery and Implementation

LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's Local Development Scheme (LDS) identifies the preparation stages and timetable for each of the Local Development Documents (LDDs) that the Council is preparing. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR must report on the progress of documents against the LDS timetable and milestones.
- 2.2 The Council's June 2021- LDS set out a timetable for the production of the new Local Plan (henceforth referred to as the Local Plan 2037). This timetable allowed for the Local Plan 2037.

LOCAL PLAN PROGRESS

- 2.3 This section of the monitoring report audits the progress of Local Plan during the period 1st April 2020 to 31st March 2021, but also includes progress up to the publication of this AMR where considered appropriate and relevant.

Table 1: Timeline for preparing Fareham Local Plan 2037 (as presented in the Local Development Scheme June 2021)

	Consultation On Publication Local Plan	Consultation on a Revised Publication Local Plan (Reg 19)	Submission of Plan to Secretary of State	Examination	Adoption
Fareham Local Plan 2037	Autumn 2020	Spring/Summer 2021	Autumn 2021	Estimated Winter/Spring 2021/2022	Estimated Autumn/Winter 2022

 Target achieved  Future Target

- 2.4 The latest LDS can be found on our website at https://www.fareham.gov.uk/planning/local_plan/lds.aspx
A new LDS was presented to the Council's Executive in June 2021. Although outside of this monitoring period on 30th September 2021 the Council submitted the plan to the Planning Inspectorate. For all information relating to the examination please see our [examination webpages](#).

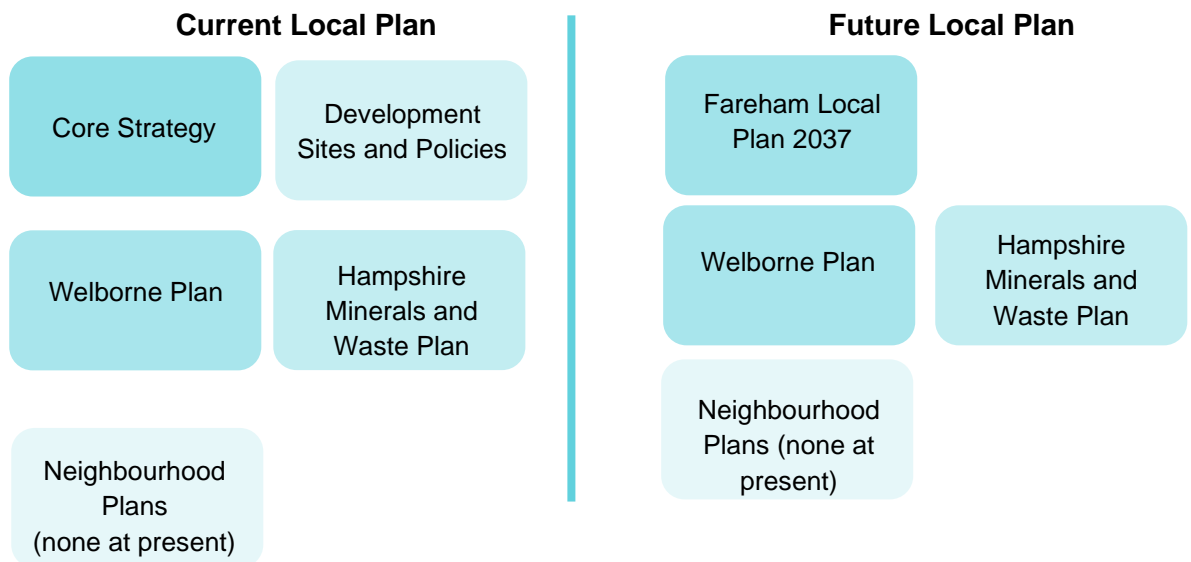
ADOPTED LOCAL PLAN

- 2.5 Further to Table 1, it is important to appreciate that whilst the publication version of the Local Plan 2037 is now at examination, the Council does have an adopted local plan. This consists of Local Plan Part 1: Core Strategy (2011), Local Plan 2: Development Sites and Policies (2015), Local Plan Part 3: The Welborne Plan (2015) and the Hampshire Minerals and Waste Plan (2013). The policies of Local Plan Part 1: Core Strategy (2011) and Local Plan Part 2: Development Sites and Policies (2015) will continue to apply whilst the Local Plan 2037 is prepared. Decision-takers may give increasing weight to relevant policies in emerging plans according to their stage of preparation. There may also be exceptions to existing policies of the Adopted Local Plan if they are overridden by material considerations, such as arising from

changes to legislation or national policy. For clarity, Figure 1 below shows the current and future local plan for the Borough.

- 2.6 There were no nullifications to any of the Council’s adopted Local Plan policies during the 2020/21 monitoring period. The last amendment made was to the Council’s affordable housing policy (Core Strategy Policy CS18) and sustainable development policy (Core Strategy Policy CS15) due to changes in national guidance as reported in the 2015/16 AMR.

Figure 1: Current and Future Local Plan



3.0 Housing Delivery

NET HOUSING COMPLETIONS

- 3.1 The monitoring of housing delivery in Fareham Borough is undertaken in partnership with Hampshire County Council in order to ensure that the housing completion count is accurate and robust. For the monitoring year 2020/21 a total of 117 net new dwellings were completed in Fareham Borough (Appendix 1).
- 3.2 Housing delivery is also measured through the Housing Delivery Test (HDT) which was introduced by the 2018 NPPF. The test provides a percentage measurement of the number of homes that have been built over the previous three financial years (i.e. April-March) against the number of homes required during that three-year period. The HDT results are reported by Government each year. The result of the HDT 2020 was published in February 2021 by MHCLG and is set out in Table 2 below.

Table 2: Housing Delivery Test Result (2020)

Number of Homes Required			Total Homes Required	Number of Homes Delivered			Total Homes Delivered	HDT 2020 Measurement
2017/18	2018/19	2019/20		2017/18	2018/19	2019/20		
327	347	428	1,102	291	290	285	886	79%

- 3.3 As a consequence of the HDT 2020 result, the Council published an Action Plan in June 2021 and now apply a 20% buffer to the 5 year housing land supply calculation. The Housing Delivery Test Action Plan can be viewed on the Council's [website](#).

Table 3: Housing Permissions

Year	Net new homes permitted
2016 - 2017	244
2017 - 2018	300
2018 - 2019	199
2019 - 2020	73
2020 - 2021	505

AFFORDABLE HOUSING COMPLETIONS

- 3.4 In 2020/21, 29 out of the 117 completions were affordable homes provided in the Borough in 2020/21. Table 4 shows the overall number of affordable dwellings completed since 2011/12.

Table 4: Affordable Housing

Year	Affordable Dwellings (net)	Total Dwellings (C3) (net)	% of Total Dwellings
2011-2012	93	275	34%
2012-2013	66	238	28%
2013-2014	41	154	27%
2014-2015	96	287	33%
2015-2016	79	371	21%
2016-2017	98	349	28%
2017-2018	54	291	19%
2018-2019	15	290	5%
2019-2020	27	285	9%
2020-2021	29	117	25%

- 3.5 The number of net affordable homes completed during 2020/21 has increased slightly since the previous monitoring year.
- 3.6 In the coming years it is expected that the delivery of new affordable dwellings will increase significantly. There are over 1,000 new affordable dwellings in the planning pipeline, mostly on larger greenfield application sites. These affordable homes either have planning consent, a resolution to grant consent from the Council's Planning Committee or are proposed on current planning applications at draft allocated sites.
- 3.7 In the future some additional affordable homes will also be delivered directly by the Council through the emerging Fareham Local Plan such as Menin House and Redoubt Court. The Council's Affordable Housing Strategy 2019 identifies a number of sites that Fareham Housing (i.e. the Council) can develop for affordable housing over the next five years such as the Former Scout Hut and the Corner of Station Road, Portchester. An update on the Fareham Housing sites coming forward was reported outside of the monitoring period in October 2021¹.

FIVE YEAR HOUSING LAND SUPPLY

- 3.8 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites to provide five years supply of housing against their requirements. The NPPF also requires an additional buffer of 5% (or 20% in the case of persistent under-delivery) to ensure choice and competition in the market for land.
- 3.9 A report to Planning Committee in February 2021 ²reported that the Council has 4.2 years of housing supply against the 5YHLS requirement as at 1st January 2021. In numerical terms, the shortfall is 498 dwellings. A full breakdown of the methodology used to calculate the 5YHLS can be found in the 5YHLS position report on the Council's website at: http://www.fareham.gov.uk/planning/local_plan/fiveyearhousinglandsupply.aspx.

¹ <https://moderngov.fareham.gov.uk/documents/s29120/Item%207%20-%20Fareham%20Housing%20Development%20Update%20Report.pdf>

² The Council's most recent five year housing land supply statement was published in February 2021 and is available on our [website](#)

SELF AND CUSTOM BUILD

- 3.10 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local planning authorities (LPA's) to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land in their area.
- 3.11 The Council established a Self-build and Custom Housebuilding Register in March 2016 which is publicised via its website https://www.fareham.gov.uk/planning/local_plan/selfbuild.aspx
To be entered on the register applicants must be aged 18 years or older, a British Citizen, a citizen of a European Economic Area (EEA) country other than the United Kingdom or national of Switzerland and seeking to acquire a serviced plot of land in the Borough to build a house to occupy as that individual's sole or main residence. The register collects information on individual's preferences such as the types, sizes and locations of the plots sought. This information is set out in the Council's Self and Custom Build Need Background Paper³, which supports the Publication version of the Local Plan 2037.
- 3.12 On 1 August 2017, in line with the Self-build and Custom Housebuilding Regulations 2016, the Council introduced a local connection test for all applicants wishing to join the register and individuals already registered wishing to remain on the register. The introduction of a local connection test ensures that the register accurately reflects the level of demand for self and custom-build housing of people living or working in the Borough. There is no charge for those wishing to join the Self and Custom Build Register.
- 3.13 As a result of the changes highlighted above, the register was split into two parts:
- Part 1 comprises any individuals who joined the register prior to August 2017 who wished to remain, as well as individuals and associations who joined the register from August 2017 onwards and meet the connection test (either live or work within the Borough for 2 years); and
 - Part 2 for all other individuals and associations.
- 3.14 The number of individuals and groups that have joined the register in each base period is shown in table 5.

Table 5: Self and Custom Build Register Base Periods

Base Period	Date of Base Period	Number of individuals part 1	Number of individuals part 2	Number of groups	Suitable permissions to be granted by:
1	Apr 16 – Oct 16	35	0	0	30 Oct 2019
2	Oct 16 – Oct 17	61	1	0	30 Oct 2020
3	Oct 17 – Oct 18	27	4	0	30 Oct 2021
4	Oct 18 – Oct 19	42	10	0	30 Oct 2022

³ http://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV27-BackgroundPaper-SelfandCustomBuildNeed.pdf

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5	Oct 19 - Oct 20	24	12	0	30 Oct 2023
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- 3.15 The Council is required to provide suitable development permission for serviced plots of land to meet the need on part 1 of the register as recorded at the end of each base period which runs to 30th October each year. The need identified in each base period must be met within three years of the conclusion of that period. To meet the need identified in base period 2, the Council were required to provide 62 suitable permissions by 30th October 2020 of which 38 were delivered leaving a shortfall of 24 dwellings.

4.0 Neighbourhood Planning

- 4.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that details are provided in the AMR on any Neighbourhood Development Orders or Neighbourhood Development Plans made during the monitoring period.
- 4.2 There was no activity on the Titchfield Neighbourhood Plan during the monitoring period. The Forum was designated in March 2017 and lasts for a period of 5 years, therefore it expires in March 2022.
- 4.3 In October 2020 the acting chair of the Warsash Neighbourhood Forum formally requested to withdraw from the neighbourhood planning process. The request was noted at a meeting of the Council's Executive on the 17th May 2021 where the Council also agreed to withdraw the Warsash Neighbourhood Area⁴. Therefore there is no longer a designated neighbourhood plan group within that area.
- 4.4 Information on the Neighbourhood Plan process, grant options available to 'qualifying bodies' and details of the designation of the two Neighbourhood Areas and Forums as well as any future updates can be found on the Council's website at <http://www.fareham.gov.uk/planning/neighbourhoodplanning.aspx>.

⁴ - [Warsash Neighbourhood Plan \(fareham.gov.uk\)](http://www.fareham.gov.uk/planning/neighbourhoodplanning.aspx)

5.0 Contributions from Development (Planning Obligations)

- 5.1 Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority. Planning obligations run with the land, are legally binding and enforceable. Planning obligations are also commonly referred to as 'section 106', 'S106', as well as 'developer contributions' when considered alongside highways contributions and the Community Infrastructure Levy (CIL).
- 5.2 The Council introduced CIL in May 2013 and uses both CIL and S106 contributions to mitigate the impacts of development proposals. In order to prevent the Council double-charging developers, the spending of contributions is divided into two mutually exclusive lists. The Council maintains a list of those projects or types of infrastructure that the local authority intends to fund, or may fund, through CIL, and a much-reduced list of S106 planning obligations. This means that certain infrastructure types, for example some public open space and some transport and community schemes, are collected through CIL rather than through Section 106 agreements. Further information can be found in Fareham Borough Council's Planning Obligations Supplementary Planning Document (SPD)⁵.

COMMUNITY INFRASTRUCTURE LEVY

- 5.3 The Community Infrastructure Levy (CIL) was introduced nationally in April 2010 and allows local authorities in England and Wales to raise funds from developers who are undertaking new building projects in their area. The money can be used to pay for a wide range of infrastructure that is needed to support new development. This can include things such as transport schemes, green spaces and the maintenance of new infrastructure.
- 5.4 Fareham Borough Council adopted the Community Infrastructure Levy on 1 May 2013. On 15 June 2021 the Council adopted a [Revised Community Infrastructure Levy \(CIL\) Charging Schedule](#). Development permitted since 1 May 2013 have been required to pay the Levy as per the charges set out in the schedule, at the point when construction of that development starts. Alongside the CIL Charging Schedule a [guide](#) and [calculator](#) were published by the Council to help inform developers and calculate their liability.
- 5.5 In line with Regulation 121A of the Community Infrastructure Levy (Amendment) Regulations 2019, the Council produces an annual Infrastructure Funding Statement which sets out the amount of CIL receipts collected during the monitoring year, items on which CIL has been spent on and the amount of CIL retained at the end of the monitoring year. The report for year 2020/2021 was published in December 2021 and is available on the Council's website⁶. The Infrastructure Funding Statement also includes the list of projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL Regulation 123 list).
- 5.6 The total value of demand notices issued in the reported period is £172,611.15 and the total amount of CIL receipts collected within the period 2019/20 totals £117,981.20. This is significantly lower than previous years which can be explained by the introduction of the Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020 in July 2020 (4 months into the reporting period). These regulations are designed to help small and medium sized businesses during the coronavirus outbreak. They give

⁵ https://www.fareham.gov.uk/PDF/planning/local_plan/PlanningObligationsSPD.pdf

⁶

https://www.fareham.gov.uk/PDF/planning/local_plan/FBC_Infrastructure_Funding_Statement_202021.pdf

CIL charging authorities the discretion, for a limited time (in certain prescribed circumstances and if it is considered appropriate), to defer CIL payments, and to disapply late payment interest. There is also discretion to credit interest already charged to developers. Fareham Borough Council instigated a CIL deferral process when issuing Liability Notices. This is likely to have had an impact on CIL receipts collected in the reporting year.

5.7 **Figure 2 CIL Expenditure** The total CIL Expenditure recorded for the monitoring year is as follows:

Figure 2 Total CIL Expenditure for 2020/21 by project

Infrastructure	Date	Amount	Description
New Fareham Arts Venture	2020-21	£ 248,014.95	Capital expenditure to deliver the new arts and entertainment facility in Fareham.
Holly Hill Cemetery Extension	2020-21	£ 10,643.69	Extension to Holly Hill cemetery to provide an extra 350 burial spaces
Total		£258,658.64	

5.8 The total amount of CIL receipts retained at the end of the monitoring year is £5,544,760.

SECTION 106 AGREEMENTS

5.9 Section 106 (S106) agreements are legal agreements between the Council and a developer, made at the point when planning permission is granted whereby the developer agrees to provide contributions to make the development acceptable in planning terms. Contributions are commonly made to secure highway improvements, to provide community open space, on-site affordable housing provision or off-site affordable housing contributions.

5.10 Table 6 below provides detail of the S106 contributions which have been agreed in the current monitoring year⁷.

Table 6: Section 106 Planning Obligations

Agreement Date	Application No	Address	Type	Financial Obligation
17/02/2021	P/17/0752/OA	Land East of Brook Lane, North of Warsash Road Brook Lane Warsash	Travel Plan Approval Fee	£1,500.00
17/02/2021	P/17/0752/OA	Land East of Brook Lane, North of Warsash Road Brook Lane Warsash	Highways Contribution	£208,100.00

⁷ Applications which have received a Resolution to Grant at planning committee during the 2019-20 reporting year which will be subject to a S106 may not be included in the table as the agreements were not finalised by the end of the reporting period.

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17/02/2021	P/17/0752/OA	Land East of Brook Lane, North of Warsash Road Brook Lane Warsash	Highways Contribution	£208,100.00
17/02/2021	P/17/0752/OA	Land East of Brook Lane, North of Warsash Road Brook Lane Warsash	Travel Plan Bond / Security Deposit approved by HCC	£34,350.00
17/02/2021	P/17/0752/OA	Land East of Brook Lane, North of Warsash Road Brook Lane Warsash	Travel Plan Monitoring Fee	£15,000.00
17/02/2021	P/17/0752/OA	Land East of Brook Lane, North of Warsash Road Brook Lane Warsash	Travel Plan Bond/Security Deposit	£3,435.00
17/02/2021	P/17/0752/OA	Land East of Brook Lane, North of Warsash Road Brook Lane Warsash	South of Greenaway Lane Play Area Contribution	£70,000.00
17/02/2021	P/17/0752/OA	Land East of Brook Lane, North of Warsash Road Brook Lane Warsash	South of Greenaway Lane Play Area Maintenance Contribution	£38,000.00
27/01/2021	P/18/1413/OA	Land to East of 246 Botley Road Burridge Southampton	Affordable Housing Contribution	£106,537.00
20/01/2021	P/18/0107/OA	Land to the East & West of 79 Greenaway Lane Warsash Southampton	Affordable Housing Contribution	£122,760.00
20/01/2021	P/18/0107/OA	Land to the East & West of 79 Greenaway Lane Warsash Southampton	Affordable Housing Contribution	£40,920.00
20/01/2021	P/18/0107/OA	Land to the East & West of 79 Greenaway Lane Warsash Southampton	Solent Disturbance Mitigation Project (SDMP)	£927.00
20/01/2021	P/18/0107/OA	Land to the East & West of 79 Greenaway Lane Warsash Southampton	Affordable Housing Contribution	£40,920.00
20/01/2021	P/18/0107/OA	Land to the East & West of 79 Greenaway Lane Warsash Southampton	Affordable Housing Contribution	£40,920.00

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		Lane Warsash Southampton		
20/01/2021	P/18/0107/OA	Land to the East & West of 79 Greenaway Lane Warsash Southampton	Solent Disturbance Mitigation Project (SDMP)	£927.00
30/09/2020	P/18/0592/OA	Egmont Nurseries Brook Avenue Warsash Southampton	First Affordable Housing Contribution	£143,154.00
30/09/2020	P/18/0592/OA	Egmont Nurseries Brook Avenue Warsash Southampton	Second Affordable Housing Instalment	£143,154.00
02/09/2020	P/18/0067/OA	Land to the South of Funtley Road Funtley Fareham	School Travel Plan Contribution	£15,000.00
02/09/2020	P/18/0067/OA	Land to the South of Funtley Road Funtley Fareham	Play Area Contribution	£70,000.00
02/09/2020	P/18/0067/OA	Land to the South of Funtley Road Funtley Fareham	TRO Contribution	£5,000.00
02/09/2020	P/18/0067/OA	Land to the South of Funtley Road Funtley Fareham	Off Site CUB Contribution	£500,000.00
02/09/2020	P/18/0067/OA	Land to the South of Funtley Road Funtley Fareham	Public Right of Way Commuted Sum	£112,200.00
02/09/2020	P/18/0067/OA	Land to the South of Funtley Road Funtley Fareham	Community Park Maintenance Contribution	£802,000.00
02/09/2020	P/18/0067/OA	Land to the South of Funtley Road Funtley Fareham	Play Area Maintenance Contribution	£38,000.00
16/07/2020	P/18/0068/OA	Land East of Southampton Road Titchfield Fareham	Education Contribution	£50,000.00
16/07/2020	P/18/0068/OA	Land East of Southampton Road Titchfield Fareham	Highways Contribution	£34,500.00
16/07/2020	P/18/0068/OA	Land East of Southampton	Education Contribution	£50,000.00

		Road Titchfield Fareham		
16/07/2020	P/18/0068/OA	Land East of Southampton Road Titchfield Fareham	Highways Agreement - Travel Plan Security Deposit	£28,000.00
16/07/2020	P/18/0068/OA	Land East of Southampton Road Titchfield Fareham	Highways Agreement - Travel Plan Approval Fee	£1,500.00
16/07/2020	P/18/0068/OA	Land East of Southampton Road Titchfield Fareham	Highways Contribution	£34,500.00
16/07/2020	P/18/0068/OA	Land East of Southampton Road Titchfield Fareham	Open Space - Play Area	£38,000.00
16/07/2020	P/18/0068/OA	Land East of Southampton Road Titchfield Fareham	Open Space Maintenance Contribution	£70,000.00
16/07/2020	P/18/0068/OA	Land East of Southampton Road Titchfield Fareham	Highways - Travel Plan Monitoring Fee	£15,000.00

SOLENT RECREATION MITIGATION PARTNERSHIP CONTRIBUTIONS

- 5.11 Bird Aware Solent is the public face of the Solent Recreation Mitigation Partnership. It is made up of 15 local councils, Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. It raises public awareness of over-wintering birds on the Solent by employing a team of rangers who help visitors and communities on the coast to understand the importance of the diverse species and the impact of disturbance.
- 5.12 The specific measures within the Bird Aware Solent Strategy which aim to reduce the impact on birds' habitat from new housing developments include:
- Coastal rangers providing advice on how to avoid bird disturbance, liaising with landowners, host school visits etc.;
 - Communications, marketing and education initiatives;
 - Initiatives to encourage responsible dog walking;
 - The preparation of codes of conduct for a variety of coastal activities;
 - Site-specific projects to help manage recreation at the coast and provide secure habitats for the birds;
 - The provision of new/enhanced greenspaces as alternatives to visiting the coast.
- 5.13 Bird Aware Solent also undertake comprehensive monitoring and surveys in relation to visitors and bird numbers and distribution. Details can be found on their website⁸. The work they undertake is funded in part by the SRMP contributions raised from planning permissions for new dwellings in the Borough.
- 5.14 Financial contributions per new dwelling (based upon a sliding scale of bedroom numbers and indexed annually) are collected from developments to fund the Bird Aware Solent

⁸ [Birdaware Solent - Monitoring](#)

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Strategy. This is payable in addition to any CIL liability or other S106 contributions. From the 1st April 2020 until the end of March 2021 the developer contribution levels were :

- 1 bedroom property £356
- 2 bedroom property £514
- 3 bedroom property £671
- 4 bedroom property £789
- 5 bedroom property £927
- Flat Rate property £595

- 5.15 In the 2020/21 monitoring period £42,313.00 was collected by Fareham Borough Council from the development of new dwellings in the Borough, and paid to the partnership. More information regarding the SRMP and Bird Aware Solent is detailed in section 12 of this report - Biodiversity and the Natural Environment.

NEW HOMES BONUS

- 5.16 The New Homes Bonus is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.
- 5.17 Table 7 details the payments received by the Council in respect of the New Homes Bonus grant scheme.

Table 7: New Homes Bonus Grants

Year	Total grant
2013/14	£1,092,738
2014/15	£1,415,936
2015/16	£1,648,002
2016/17	£2,063,785
2017/18	£1,574,176
2018/19	£962,034
2020/21	£702,087.85

6.0 Duty to Cooperate

- 6.1 The 'duty to co-operate' is set out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act)). It applies to all local planning authorities, national park authorities and county councils in England and to a number of other public bodies as set out in Section 4 (1) of The Town and Country Planning (Local Planning) (England) Regulations 2012. The duty:
- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
 - requires that councils set out planning policies to address such issues;
 - requires that councils and public bodies to 'engage constructively, actively and on an on-going basis' to develop strategic policies; and
 - requires councils to consider joint approaches to plan making.
- 6.2 The Council has continued to proactively engage with stakeholders and the community during the AMR period including neighbouring authorities, Partnership for South Hampshire (PUSH), Hampshire County Council (HCC), Highways Agency, Environment Agency, Historic England, Natural England, Hampshire and Isle of Wight Wildlife Trust, Southern Water, Portsmouth Water, the Solent LEP, the Eastern Solent Coastal Partnership (ESCP) and the Hampshire and Isle of Wight Local Nature Partnership (LNP).

FAREHAM LOCAL PLAN 2037

- 6.3 As part of the preparation of the Fareham Local Plan 2037 the Council actively engaged and co-operated with its neighbouring local planning authorities (Winchester City Council, Portsmouth City Council, Gosport Borough Council and Eastleigh Borough Council), County Council and other statutory bodies and organisations in planning for the most appropriate development strategy. In accordance with section 33(1)(c) of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011, the list of bodies and organisations of which detailed discussions and dialogue have taken place include:
- Hampshire County Council
 - Environment Agency
 - Historic England
 - Natural England
 - Civil Aviation Authority
 - Homes and Community Agency
 - Fareham and Gosport Clinical Commissioning Group
 - Office of Rail Regulation
 - Highways England
 - Marine Management Organisation
 - Solent Local Enterprise Partnership (LEP)
- 6.4 In September 2020 the Council published a statement of compliance with the Duty to Co-operate⁹ as part of the evidence base for the Publication version of the Fareham Local Plan 2037. This sets out how the Council has met with its duty to co-operate requirements in preparing the Local Plan.

PARTNERSHIP FOR SOUTH HAMPSHIRE

- 6.5 Fareham is a member of the Partnership for South Hampshire (PFSH), which is made up of 12 local authorities, including Hampshire County Council; East Hampshire District

⁹<https://www.fareham.gov.uk/PDF/planning/publicationplan/DutytoCooperateStatement.pdf>

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Council; Eastleigh Borough Council; Fareham Borough Council; Gosport Borough Council; Havant Borough Council; New Forest District Council; New Forest National Park Authority; Portsmouth City Council; Southampton City Council; Test Valley Borough Council and Winchester City Council. PfSH (formed in 2003) is a strategic partnership that deals with strategic and sub-regional issues. The partnership meets at both member and officer level, to discuss strategic issues such as housing, employment, transport, waste, environment and biodiversity, and provision for gypsies and travellers.

- 6.6 PfSH is currently working on a new Joint Strategy and Statement of common ground to support emerging Local Plans. More information can be found on [their website](#).

7.0 Employment Floorspace Delivery

7.1 Fareham has a strong economy with a good balance of businesses and approximately 82% of the Borough’s population classed as Economically Active People. B-class employment completions and losses are monitored annually to assess floorspace delivery against identified need.

7.2 On the 1st September 2020, the government amended the use class order to include a new ‘E’ class which combines all commercial, business and services uses including shops, financial and professional services, cafes, offices, research and development, industrial, clinics and health centres, day centres and gyms. This means that categorising land for ‘B class’ employment uses is no longer appropriate. However, we are still reporting this way in the monitoring period covered by this report.

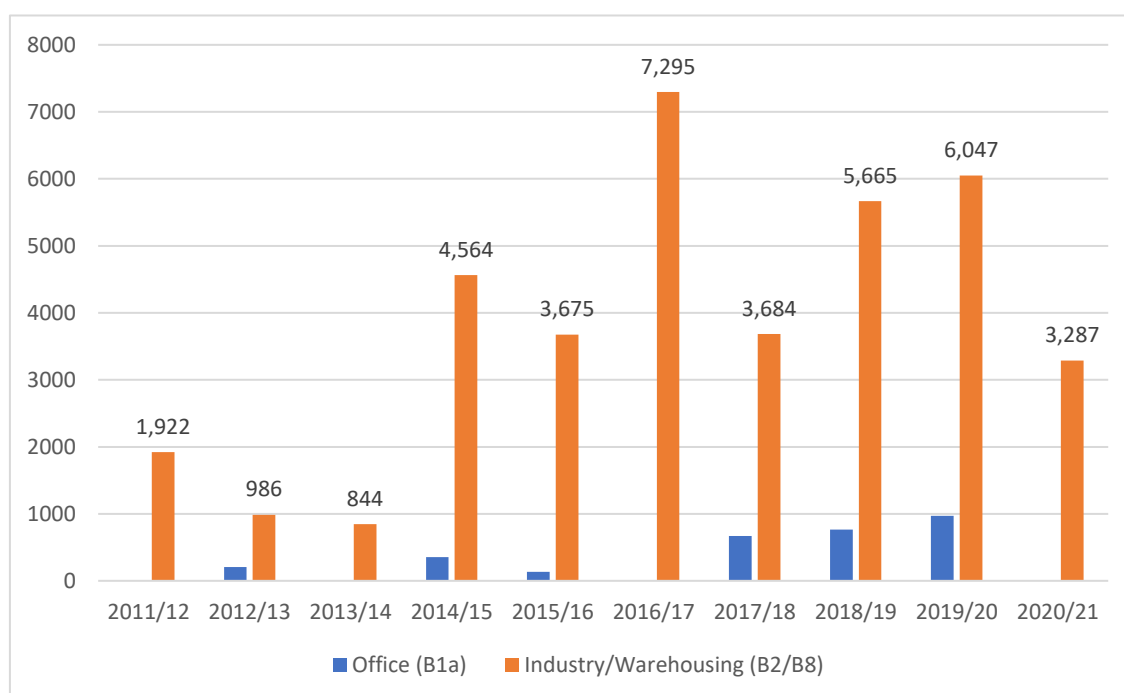
7.3 There was only one employment floorspace gain in 2020/21 which was at Daedalus.

Table 8: Employment Floorspace Completions in Fareham 2020/21

Site Address	Use Class	Proposal	Completed Gain (sq.m)	Completed Loss (sq.m)
Daedalus, Hangers East	B2/B8	Development for B1/B2/B8/Aerospace Use	3,287	0
Total Employment Floorspace Gain/Loss			3,287	0

Figure 3 shows the past 9 years of employment floorspace completions.

Figure 3: Employment Floorspace Completions 2011/12-2020/21



7.4 Table 9 below records employment loss completions for the last nine years. It shows that a total of 4,188 sqm B1 to B8 space was lost during the monitoring period. As a result of the changes to the General Permitted Development Rights, which came into force in 2013, there has been a loss of 3,599 sq. metres of B1 office floorspace to residential accommodation within the monitoring period.

Table 9: Employment Floorspace Losses in Fareham 2011/12-2020/21

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total (sq.m)
Office (B1a) to Residential (C3)	0	-396	-856	-4,104	-1,846	0	0	0	-451	-3,599	-7,653
Office (B1a) to Retail (A1)/Leisure (D2)	0	-892	-260	0	0	0	0	0	0	0	-1,152
Industrial/ Warehousing (B1-8) to Residential (C3)	0	0	0	-2,450	0	0	0	-203	-751	-589	-3,404
Industrial/ Warehousing (B1-8) to Retail (A1)/ Leisure (D2)	0	-1,452	0	-860	0	0	-485	0	0	0	-2,797
Total	0	-2,740	-1,116	-7,414	-1,846	0	-485	-203	-1,202	-4,188	-15,006

7.5 In addition, permission was granted to the applications in table 10 which may lead to a gain or loss of office use floorspace in future monitoring periods.

Table 10: Permissions granted in 2020-21 affecting use class B1/B2

Address	Application Description	Gain (sq.m)	Loss (sq.m)
Bassaire Ltd, Duncan Road	Redevelopment for Replacement B1c unit	550	625
Unit H, 50 Osborne Square, West Street	Change of use of first floor to B8 warehouse	744	
Office 4, Sovereign House 37 Middle Rd Park Gate SO31 7GH	Change of use from office (class B1) To beauty therapy training centre (use class D1)		Loss

7.6 Table 11 below shows Prior Approval Change of Use applications which result again in either a loss or gain to floorspace. All of the permissions listed in the table show a loss to

B1 use. The exact measurements of the floorspaces are unknown as for these types of applications floor plan measurements are not required.

Table 11: Prior Approval Change of Use applications which result in a loss or gain to floorspace

Site Address	Description	Gain or Loss of retail floorspace
P/20/0707/PC 50-52 Botley Road Park Gate Southampton SO31 1BB	Part 3, Class P Change of use: office (B1) use to residential (C3) to form 2 semi-detached dwellings	Loss B1
P/20/1373/PC 12 West Street Portchester PO16 9UZ	Prior approval under class M for change of use from A1 retail to 2 flats (Flats 2 & 3) Change of use of first floor to create 4 flats (Flats 1, 4, 5 & 8) Flats 6 & 7 to be built as permitted development under class G (2 C3 units above A1)	Loss A1
P/20/1509/PC Unit A & B Oslands Court Oslands Lane Lower Swanwick SO31 7EG	Part 3, class O change of use: Office (B1) to residential (C3)	Loss B1
P/20/1483/PC Wates House Wallington Hill Fareham PO16 7BJ	Part 3, class O change of use: Office (B1) to residential (C3)	Loss B1
42 Botley Road Park Gate SO31 1AJ	Part 3, Class O Change of use B1(A) offices to C3 dwelling houses, to form 5 maisonettes	Loss B1 (A)

AVAILABLE EMPLOYMENT FLOORSPACE

7.7 Table 12 shows the employment floorspace available through existing planning permissions that are yet to be built out and completed (as of 1st April 2020). Around half of this availability, 35,812 sqm, is permitted floorspace at Daedalus Airfield.

Table 12: Outstanding Employment Floorspace (with Planning Permission) in Fareham 2020/21

Site Address	Proposal	Permitted Floorspace (Sqm)
Area 12, Phase 2, Solent Business Park, Rookery Avenue	Business Park Development. Vacant Land	23,526
Land At 'U-Drive', Newgate Lane	Development For 10 B1c/B2/B8 Units	1345
Daedalus, Hangers East	Development for B1/B2/B8/Aerospace Use	10,613
Daedalus, Hangers West	Development for B1/B2/B8/Aerospace Use	21,912
100 Wickham Road	Replacement Offices With 7 Flats Over and Erect 6 Houses	803
Spinnaker House, Waterside Gardens	Office Development	554
Bursledon Brickworks, Coal Park Lane	Conversion and Alteration to Form B1a Offices	1,061
Swanwick Marina, Bridge Road	Redevelopment for A2/B1a Boat Sales and A3 Restaurant	1,545
4 Brunel Way	3 Storey Offices	285
Bassaire Ltd, Duncan Road	Redevelopment for Replacement B1c Unit	550
Unit H, 50 Osborne Square, West Street	Change of Use Of First Floor A1 To B8 Warehouse	744
Total Floorspace Gain		62,938*

*Area 12, Phase 2 Solent Business Park classed as an Allocation in the Revised Publication Local Plan.

7.8 Local Plan Part 2: Development Sites and Policies sets out a requirement for employment floorspace in the Borough over the period from 2011/12 - 2025/26 of 100,100 square metres. Table 13 below shows progress against this requirement and demonstrates that there is a marginal deficit in terms of overall supply of employment floorspace in the Borough on 31 March 2021 of -1,092 sqm.

Table 13: Employment Requirement and Predicted Supply

Employment Floorspace	Offices (sqm)	Industrial / Warehousing (sqm)	Total (sqm)
<i>Local Plan Part 2 Target</i>	<i>40,700</i>	<i>59,400</i>	<i>100,100</i>
Completions 2011/12-2020/21	3,095	37,969	41,064
Losses 2011/12-2020/21	-8,805	-10,389	-19,194
Permissions (net)	27,774	35,164	62,938
Local Plan Part 2 Allocated Sites	0	14,200	14,200
Total	22,064	76,944	99,008
Surplus/Deficit	-18,636	17,544	-1,092

8.0 Retail and Leisure Floorspace Delivery

- 8.1 The Fareham Retail and Commercial Leisure Study (2017) and subsequent 2020 update, produced to inform and support the Publication version of the Local Plan 2037, has shown that the existing retail hierarchy and policies contained in the current adopted Local Plan overall remain relevant and appropriate. A total need of 4,600 sq.m has been identified for the period of the Local Plan 2037 with the anticipated delivery of 3,700 sq.m of this total post 2027. However, the findings from the reports recognise the projections beyond 2027 are less reliable and are based on broad projections of growth. Changes in retail such as the continued growth of internet shopping also add an element of uncertainty to the delivery projections.

The following tables show the planning applications which were approved over the monitoring period that resulted in the loss or gain of retail floorspace. The figures include change of use to residential accommodation made under the changes to the General Permitted Development Rights which allow the conversion of some shops (A1) into dwellings (C3) which came into force in May 2013.

- 8.2 There were 400 sqm of completions relating to retail floorspace in the Borough for the monitoring period (2020/21). Notwithstanding any future losses in floorspace, this leaves a future need of 4,200 sq.m the period of the Local Plan 2037.

Table 14: Retail Floorspace Completions in Fareham 2020/21

Site Address	Use Class	Proposal	Completed Gain (sq.m)	Completed Loss (sq.m)
New Park Garage, Station Road, Park Gate	A1	10 flats and 4 commercial units	400	0
Total Retail Floorspace Gain/Loss (sq/m)			400	0

- 8.3 Table 15 below shows permissions which result in either a loss or gain to floorspace. The exact measurements of the floorspaces are unknown as for these types of applications floor plan measurements are not required, so the figures may change..

Table 15: Permissions granted which result in the loss or gain of retail floorspace in Fareham 2020/21

Site Address	Description	Gain (sq.m.)	Loss (sq.m)
P/20/1004/CU 53 Dibles Rd, Warsash SO31 9JL	Change of use to the mixed use of residential and a cycle repair business	Information not included in application	Information not included in application

P/20/0830/CU 175 West Street, Fareham PO16 0EF	Proposed partial change of use of shop (A1) to a gymnasium (D2)	0	142.2
59 West Street, PO16 0AT	Use of 59-59A as a single unit incorporating the change of use of 59A from A3 to a nail bar (sui generis) and the change of use of 59 from sui generis to a hairdressers (class A1); external alterations to include new shop front	212.4	212.4

8.4 Table 16 below shows Prior Approval Change of Use applications which result in either a loss or gain to retail floorspace. The exact measurements of the floorspace are unknown as for these types of applications floor plan measurements are not required.

Table 16: Prior Approval change of use applications which result in a loss or gain to floorspace

Site Address	Description	Gain or Loss of retail floorspace
P/20/0720/PC 45 Botley Road, Park Gate SO31 1AZ	Part 3, class M change of use: shop (class A1 to dwelling (Class C3)	Loss A1
P/20/1373/PC 12 West Street Portchester PO16 9UZ	Prior approval under class M for change of use from A1 retail to 2 flats (Flats 2 & 3) Change of use of first floor to creat 4 flats (Flats 1, 4, 5 & 8) Flats 6 & 7 to be built as permitted development under class G (2 C3 units above A1)	Loss A1

8.5 Some applications can result in a change of use between retail use classes and are therefore not reflected in the tables above.

RETAIL HEALTH CHECK

8.6 The Council produces a Retail Health Check (RHC) annually to measure the vitality and viability of Fareham Town Centre and the district centres at Portchester and Locks Heath and the local centres at Stubbington and Park Gate. The study measures:

- Diversity of main town centre uses (by number, type and amount of floorspace);

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- The amount of retail, leisure and office floorspace in edge-of-centre and out-of-centre locations;
- Proportion of vacant street level property; and
- Pedestrian flows.

8.7 A full breakdown of the retail health of the Borough's main centres is set out in the Retail Health Check (Summer 2020). This can be found on the Council's website at: http://www.fareham.gov.uk/planning/local_plan/retailhealthcheck.aspx

LEISURE FLOORSPACE COMPLETIONS

8.8 There were no completions relating to leisure floorspace in the Borough for the monitoring period (2020/21).

9.0 Transport and Movement

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

HIGHWAY IMPROVEMENTS

- 9.2 A number of major road improvements were progressed in Fareham Borough during the 2020/21 monitoring period. A full list of transport schemes and latest progress on these can be viewed at <https://www.hants.gov.uk/transport/transportchemes>. A summary of the major improvements undertaken during the 2020/21 monitoring period is provided below.

Stubbington Bypass

- 9.3 Progress continues on delivery of the bypass, with both the construction of the new road layout and alterations at Titchfield Gyrotory/Titchfield Road to the north and Gosport Road to the south. Work is underway on earthworks, road foundations, kerbing and drainage, construction of foot/cycleways, and fencing. The construction programme is currently scheduled to be complete in the spring of 2022. As reported in the previous AMR 2019/20 work on the Stubbington bypass commenced early 2020 and is on schedule to be complete in 2022. This scheme is funded by the Department for Transport, the Solent Local Enterprise Partnership and Hampshire County Council.

10.0 Flood Risk and Coastal Management

- 10.1 In the monitoring period 2020/21 the Environment Agency objected to 4 planning applications granted contrary to advice provided by the Environment Agency or Hampshire County Council in their role as Local Lead Flood Authority during this 2020/21 monitoring period¹⁰. Of those applications 1 was withdrawn and 3 were approved as the Environment Agency removed their objections when further conditions were added.

Table 17: Applications submitted with objections from the Environment Agency

Planning ref no	Development type/description	Outcome
P/20/0725/FP	Two bedroom flats (both at first floor) over car parking, bicycle stores and service road parking to the rear of 52 Castle Street	Withdrawn
P/20/0235/OA	Outline application for the demolition of existing dwelling and erection of six dwellings	Approved
P/20/0418/OA	Outline application for the provision of up to 16 dwelling & two new vehicular accesses	Approved
P/20/1079/FP	Sea Wall Remedial Works	Approved

¹⁰ Information provided from Development Management

11.0 Biodiversity and the Natural Environment

HAMPSHIRE BIODIVERSITY INFORMATION CENTRE

- 11.1 The monitoring of wildlife and natural habitats in the Borough is undertaken by the Hampshire Biodiversity Information Centre (HBIC). HBIC is supported by Hampshire County Council and the organisation maintains and keeps biodiversity data for partnering authorities such as Fareham. HBIC produces an annual AMR, which provides monitoring information relating to the changes in priority habitats, Sites of Special Scientific Interest and selected notable species in the Borough and the wider Hampshire area. The most up to date document is the 2020/21 which was published in December 2021. It is available to view here http://planningpdf.fareham.gov.uk/PDF/planning/local_plan/Examination/HBICAnnualBiodiversityAMRFinal.pdf
- 11.2 No new Sites of Importance for Nature Conservation (SINCs) were designated during 2020-21. There was no change in the percentage number of Sites of Special Scientific Interest (SSSIs) in Fareham which are in favourable or unfavourable but recovering condition (still at 69.77% of the SSSIs in Fareham which is the same as the 2019-2020 period).



NUTRIENT NEUTRALITY

- 11.3 The Council has worked with neighbouring local authorities, organisations, and private landowners to devise a mitigation solution to the nutrient issue affecting the Solent designated sites. At present the main mitigation mechanism is to take nutrient intensive agricultural land out of production to offset the nutrient loading being produced by new development. The table below demonstrates the nutrient mitigation schemes and the total number of kilograms of total nitrogen per year (Kg/TN/yr) available for use by developments in Fareham.

Table 18: Nutrient Mitigation Schemes

Mitigation schemes available for use by development in Fareham	Total number of Kg/TN/yr that is available from the scheme
Eastleigh Borough Council Scheme (Botley)	1500
Hampshire and Isle of Wight Wildlife Trust (Isle of Wight Schemes)	3000
Warnford Park Estate	3000
Whitewool Stream Wetland (Meon Springs)	2000
Heaton Farms	486.72
Total	9,986.72kg/TN/yr

- 11.4 As shown in table 18, there are currently five mitigation schemes available for use to mitigate development in Fareham and the total capacity of the schemes is 9,986.72 kg/TN/yr. Authority has been given from the Council's Director of Planning and Regeneration for the Council to enter into legal agreements to secure nitrate mitigation with the following schemes:
- Hampshire and Isle of Wight Wildlife Trust (Isle of Wight Schemes)
 - Warnford Park Estate
 - Heaton Farms
 - Whitewool Stream Wetland (Meon Springs)
- 11.5 It has not been necessary to secure a legal agreement with the Eastleigh Borough Council scheme. This is because no developer has approached the Council stating their intention to use this scheme as their mitigation option and therefore, no decision has been required to secure and enter a legal agreement with that particular mitigation provider.
- 11.6 There is currently a planning application for a wetland mitigation scheme in Titchfield, along the River Meon. This application is under consideration. If the application is approved, this mitigation scheme could also be used as a further option to mitigate development in Fareham.
- 11.7 In addition, the Partnership for South Hampshire's (PFSH) employs a Strategic Environmental Planning Officer based at this Council who has been working on securing mitigation schemes within the sub-region. This work is on-going, and it is expected that further nutrient mitigation schemes will become available in the future as a result.

12.0 Historic Environment

HERITAGE AT RISK REGISTER

- 12.1 This Register includes buildings, places of worship, monuments, park and gardens, conservation areas, battlefields and wreck sites that are listed and have been assessed and found to be at risk. The register can be viewed here-;
[Search the Heritage at Risk Register | Historic England](#)
- 12.2 In Fareham there are currently two buildings that are on the at-risk register. Fort Fareham, Newgate Lane, Fareham is at risk of immediate further rapid deterioration or loss of fabric; no solution agreed. The brick kiln, chimney, drying sheds, boiler, and the engine house at Bursledon Brickworks south section is slowly decaying.

APPENDICES

Appendix 1							
Net Housing Completions by Settlement including Residential Institutions (C2 Completions)							
Settlement							
	2015/16	2016/17	2017/18	2018/19	2019/20 ¹¹	2020/21	Total
Western Wards & Whiteley	189	268	161	127	75	42	862
Fareham	156	55	117	101	44	27	500
Portchester	3	-1	0	54	71	45	174
Stubbington & Hill Head	7	3	5	4	4	-1	22
Titchfield	16	24	8	4	91	4	147
Total	371	349	291	290	285	117	1703

¹¹ The settlement split in this column differs from that published in the AMR published in March 2021. However the total was always correct.