

- 3.4 However, despite still being assessed as suitable, the plan subject of this consultation does not now propose the site for allocation, which we consider unjustified for the reasons set out below. The site also aligns with FBC's strategy 3a, which is to conserve and enhance the character of the landscape, including minimising adverse impacts on gaps between settlements.
- 3.5 In the High Level Assessment at Appendix F, the assessment of the site is largely positive, with only one objective (SA8 natural resources) being assessed as having likely strong adverse effects, due to potential effects on agricultural land and minerals, which is common in many greenfield sites. There is also one objective (SA6 air, water, light & noise pollution) which has been assessed as having likely adverse effects.
- 3.6 However, other sites that are allocated in the current draft plan scored worse in terms of adverse and strong adverse effects, including HA54 (Land East of Crofton Cemetery and West of Peak Lane) and HA55 (Land South of Longfield Avenue), both of which scored three adverse and strong adverse effects relating to landscape, biodiversity and natural resources. This Assessment is used to identify social, environmental and economic performance of possible sites to decipher which may be more sustainable.
- 3.7 Therefore, selecting sites which score worse is illogical and contrary to the aim. The NPPF makes clear that local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal and that significant adverse impacts on these objectives should be avoided and where possible, alternative options which reduce or eliminate such impacts should be pursued<sup>12</sup>.
- 3.8 FBC reached differing conclusions on the site's suitability/achievability in its Strategic Housing and Employment Land Availability Assessments (SHELAA). The April 2021 SHELAA asserts that the site is neither suitable nor achievable because it has poor pedestrian and cycle links to local services and there is no evidence to suggest that safe routes can be provided. It also states there are noise level concerns due to the proximity to the A27. However, the December 2019 SHELAA states that the site is both suitable and achievable based on buffers of woodland in the southwest and subject to implementing highways improvements and air quality and noise impact assessments being required. It is therefore evident that FBC have been inconsistent in its approach to site assessment and selection in the plan-making process as shown through the inconsistent assessment of the site.
- 3.9 Previous representations which are included in Appendix 1 set out in detail how the site is suitable, achievable and available when tested against the comments of the SHELAA and demonstrate there are no overriding issues preventing the sites allocation and development. Noise assessments of the

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<sup>12</sup> NPPF paragraph 32

site have also previously been carried out, which show it is a suitable site for development from a noise perspective. Furthermore, new allocation HA56 (SHELAA ID 3009), immediately to the east of the site on the opposite side of the A27, has a nearly identical relationship with the A27 and is closer to the M27, and yet the draft Plan concludes that the site is suitable and achievable.

- 3.10 Verbal discussions with FBC Planning Policy Officers pointed to concerns regarding highways, particularly highway widths and lack of footways. Supporting this representation is a Transport Technical Note and plan<sup>13</sup> which demonstrates that safe vehicular and pedestrian access can be gained to the site and there is no reason why the site should not be allocated on transport and highways grounds.
- 3.11 It should also be noted that two adjacent sites proposed for allocation as employment sites (E4b – Land North of Military Road, Wallington & E4d – Standard Way) are required to secure highway improvement works to Pinks Hill. The requirement for contributions shows a workable scheme for improvements to accommodate HGVs on Pinks Hill Road is feasible and therefore also removes the highways concerns raised regarding the site subject of this representation, hence the site should be re-allocated in the plan.
- 3.12 The site aligns with the plans development strategy and priorities to address the need for new homes in a sustainable manner; protect and enhance the environment; retain valuable landscapes; and encourage diversity in the housing market. It is a relatively unconstrained site and lies outside any strategic gap or other environmental designation. It is acknowledged that there is an area of historic interest to the north (Grade II listed Fort Wallington), however this can be carefully managed and protected from the impacts of development through sensitive design.
- 3.13 The site represents a logical location and ideal opportunity for sustainable growth for the above reasons and is well related to the adjacent existing and proposed new housing and employment allocations as depicted on the policies map (HA56, HA04, HA40, E4b, E4d).
- 3.14 There are no overriding physical constraints that would inhibit the delivery of the site, and the site aligns with FBC's strategy for growth in the Borough. Hence the allocation should be reinstated in the plan to make a valuable contribution in meeting the development needs of the Borough over the plan period.
- 3.15 The Plan therefore requires amendments in respect of the land at Pink's Hill to accord with the underpinning evidence base. Without inclusion, the plan would not be sufficiently justified and risks being found unsound. As set out in section 2, there is a need to provide a robust approach to meet FBC's needs and better address the acute and growing wider needs of the south Hampshire area.

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<sup>13</sup> Appendix 2



## 4.0 OTHER POLICIES

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- 4.1 Our Previous representation made during the preparation of the Fareham Borough Council (FBC) Local Plan provides commentary on the proposed policies within the plan. Those policies in this plan essentially remain unchanged from the previous plan iteration and therefore our comments continue to apply.
- 4.2 In summary, our previous comments related to Policy HP5 – Affordable Housing, HP9 – Self and Custom Build Housing, Policy NE2 – Biodiversity Net Gain and Policy NE8 – Air Quality. Please refer to our previous representation for more information.

## 5.0 CONCLUSION

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- 5.1 In conclusion, the plan is not considered justified or sound for various reasons set out in this representation<sup>14</sup>.
- 5.2 The housing strategy is not effective, particularly due to uncertainties over the delivery of Welborne Garden Village and FBC's historic under-delivery. The PPG makes clear the standard method is a minimum and the Government is committed to supporting ambitious authorities who plan for growth. Affordable housing provision at Welborne Garden Village may drop to just 10%, therefore the plan should allow for a higher housing requirement and the allocation of larger small and medium sizes sites over 10 units as this would allow the Borough to better meet not only its overall housing need, but also its acute affordable housing requirements. In particular, the site at Pinks Hills will deliver affordable housing to help meet this potential reduced provision at Welborne Garden Village.
- 5.3 Due to such reliance upon strategic sites to supply much of its housing requirement, it is considered a greater buffer between the identified housing need and supply should be applied to ensure that delays in delivery of strategic sites do not compromise the deliverability of the plan.
- 5.4 The plan is also not positively prepared, nor effective in its contribution towards the significant unmet housing need across the South Hampshire region. Given there are suitable available and achievable development sites in the Borough, it is considered that FBC should be contributing further to this wider unmet need.
- 5.5 Whilst supporting the use of the Government's standard method of assessing housing need, we still do not consider the plan is justified when taking into account reasonable alternative sites for housing development and the acute need for increased housing supply. FBC is inconsistent with its approach to site assessments and the plan is not entirely consistent with national policy. There continues to be a national objective to significantly boost the supply of housing, and a particularly acute and growing shortfall of housing within the south Hampshire region. However, the plan in its current form omits sustainable housing development sites from coming forwards, including the site at Pinks Hill.
- 5.6 The site was allocated in previous draft iterations of the plan demonstrating that FBC considered it a suitable site for development. In addition, the site is still listed as a 'suitable site' within the revised SA and SEA. It is deliverable, achievable and suitable for development and the highways concerns raised have been addressed in this representation, demonstrating this can be overcome.
- 5.7 The site should therefore be re-allocated in the plan in order to make a valuable contribution in meeting the development needs of the borough and wider area over the plan period, particularly in

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<sup>14</sup> With reference to NPPF Paragraph 35

the early years of the plan, which will assist in overcoming the likely delays to the delivery of Welborne Garden Village.

- 5.8 We hope that this representation is helpful in highlighting areas where, in our view, the plan requires further consideration in order to be found sound and to be sufficiently justified. Vistry Group would like the opportunity to participate in the local plan examination. Vistry Group also welcome further discussions and look forward to working with FBC to bring the site at Pinks Hill forward for development, which will help the Borough better meet the objectives of its plan.

## **APPENDICIES (Attached Separately)**

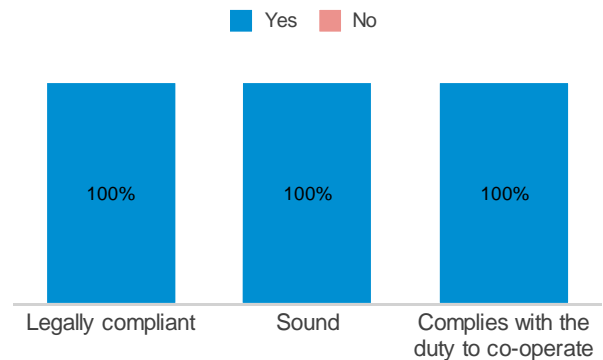
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## Paragraph | 5.33

### 1 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	1	1	1
Yes	1 100%	1 100%	1 100%
No	0 0%	0 0%	0 0%



**Respondent: Mr alex child (297-7856)**

**Agent: mr alex child | The Planning Bureau Ltd**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	Yes

#### Please provide details you have to support your answers a...

The Fareham Borough Local Plan is one of an alarmingly limited number that have set a differential affordable housing rates for greenfield (40%), brownfield (30%) and Fareham town centre (20%) sites. This is, of itself, commendable and suggests a greater focus on viability at the Plan making stage. The affordable housing targets set out in Policy HP5: Provision of Affordable Housing are informed by The Fareham Local Plan Viability Assessment undertaken by Three Dragons. This report tested the viability of specialist older persons' housing and, concluding these forms of development cannot support affordable housing provision, exempted them accordingly. With Paragraph 5.33 stating that: 5.33 ... 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. The respondents strongly support the Council's position in this regard and feel that the Policy HP5 is in step with the PPG which advises that 'Different (affordable housing) requirements may be set for different types or location of site or types of development' (Paragraph: 001 Reference ID: 10-001-20190509). The respondents are of the view that the Council has taken a proactive and positive approach to meeting the needs of older people in the Borough. Given how few Local Planning Authorities engage with this issue, this is highly commendable.

#### If your representation is seeking a modification to the P...

No, I don't want to take part in a hearing session

29<sup>th</sup> July 2021  
Mrs Anne-Marie Burdfield



Below are further more general thoughts on the Fareham Local Plan:

I am neither a lawyer or a planner and do not understand all the rules and criteria that govern this plan however, I am a human being living in a world where climate change, pollution and habitat loss are having a serious impact on our planet. This is a climate crisis and we have to reduce emissions fast, we have to do a much better job of looking after our environment. Therefore I would ask that the Planning Inspector consider when looking at The Fareham Local Plan that:

All new homes should do much more than meet building regulations

That all new homes are built with energy saving in mind this ought to include solar panels, energy efficient heating, that is built as sustainably as possible

The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. The plan should contain Specific information about CO2 emissions from the homes and how the carbon footprint of the buildings planned will be kept as low as possible?

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."**

The Fareham Local Plan has identified a number of areas to allocate development sites for housing. It is difficult for me to comment individually on all the developments so I have concentrated on the one that is local to me at **HAI, Warsash, North and South of Greenaway Lane for 824 homes**. In doing so I would ask the Planning Inspector to consider that the general spirit of my comments may be also appropriate when looking at other developments in the plan:

At HAI I do not feel that the plan really takes full consideration of the collective impact of all the plots. There have been a number of large scale developments in Warsash over the decades and this development fills up the last area of Warsash that had not been substantially built on. I do not believe that the Council have engaged and worked with the residents of Warsash effectively. Local people have tried to share their concerns through petitions, marches, meetings and letters to the Council but their voices have not been given a fair hearing. There is a housing shortage, houses need to be built but my concern is the impact of the density of housing in Warsash. I have already registered my concerns in a previous email about habitat loss, road safety, local infrastructure etc.

At HAI the Local Plan excludes from the total numbers given those sites which have been identified as suitable for development but have not yet obtained planning permission. This would seem to make the plan unsound.\

I would love planners, the planning Inspector, councillors, to walk around the area with residents to see for themselves the potential impact of the collective 824 homes. The Fareham Local Plan has identified sites to build on, and yet all the developers work in isolation, surely things should be more joined up.

### **Infrastructure I think the policies are HP4 and HAI**

Once again I would ask the Planning Inspector to look at the bigger picture, not just of Warsash but of all the Western Wards area and in fact the area covering Fareham Borough Council as a whole. Traffic is already dense, Fareham is one of the most car dependent towns in the UK.

Locally in the HAI area, there are no pavements on Greenaway Lane or the unmade road that crosses it and therefore the high density of homes planned will compromise the safety of residents. Along with the habitat loss created by the building at HAI the increased traffic will compromise the deer that cross that area, potentially resulting in accidents that could not only injure or kill the deer but also put residents at risk of injury or death.

Car emissions is another serious concern.

### **Occupancy Rates**

Para 5.41 The method in which occupancy rates are calculated seems flawed in the Publication Plan. The occupancy rate should reflect the size of the home. It seems obvious and reasonable to expect that a 1 bed home would be occupied by no more than 2 people whereas a 5 bedroom property be occupied by a family with 5 or 6 people for example. This is very relevant when calculating nitrate budgets. E.g if planning permission is granted for a small development of 5 bedroomed homes it seems wrong to say the occupancy rate is 2.4. The argument is that this is an average figure but this does not seem right.



29<sup>th</sup> July 2021  
Mrs Anne-Marie Burdfield



Here are my responses to The Local Plan.

**Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation.**

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

**Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered.

There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**

**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

**Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets.** The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

**Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.**

**Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access** to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, **Page 54 suggests 7 new accesses onto** the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

**Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective."** This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HAI sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind

## Occupancy Rates

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bedroomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## Carbon Reduction

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## Healthcare

**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.

**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil [REDACTED]  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

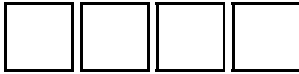
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.

All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <[REDACTED]>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

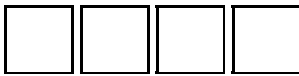
Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.

I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins





## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.

### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed and may contain information which is privileged and/or confidential. If it has come to you in error, you must take no action based on it nor must you copy or show it to anyone.

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition. 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes these policies. It is unclear how any development could be contemplated in the Fareham Borough without need on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with that protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as the policy seeks to enhance and reconnect ecological networks where they have been compromised.



B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was H Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift to Finally and critically sites identified as suitable for development but have not yet obtained planning permission HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. If 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards context There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Framework development within and adjacent to existing settlements and as part of area wide development strategies and are sustainable, appropriately planned and designed".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and of

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's c  
Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwat  
The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests c  
guidance in Fareham Today which includes the additional areas of" Legal Compliance" and "Duty to Cooperate"  
the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission  
HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community  
it is unsound.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

## **Further comments on the Fareham Local Plan**

### **which I have been unable to include in your too strict formatted comments form**

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives.

Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as

well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.



## PERSONAL DETAILS

A1 Is an Agent Appointed?

Yes            Yes

No

A2 Please provide your details below:

Title:                      Mr

First Name:            Jonathan

Last Name:             Harbottle

Job Title: (where relevant)            Director

Organisation: (where relevant)       Land and Partners Ltd

Address:                                    ,

Postcode:

Telephone Number:

Email Address:

A3 Please provide the Agent's details:

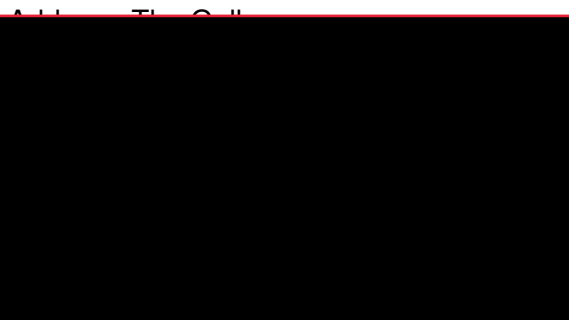
Title: Mr

First Name: Bryan

Last Name: Jezeph

Job Title: Director

Organisation: BJC Planning



B1 Which part of the Revised Publication Local Plan is this representation about?

A paragraph Go to B1a                      5.41

A policy Go to B1b                            HP5

The policies map Go to B1c

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Paragraph 5.41

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1-North and South of Greenaway Lane

Policy HP5

B1c Which part of the Policies Map ?

N/A

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue

N/A

B1e Which new or revised evidence base document ? E.g. Viability Assessment

N/A

B2 Do you think the Revised Publication Local Plan is:

	yes	no
Legally compliant	Yes	
Sound		No
Complies with the duty to co-operate	See below	

B3 Please provide details you have to support your answers above

Legally compliant: There is no reason to believe the Plan has not met the legal requirements for plan making as set out by planning laws.

Complies with the duty to co-operate: The onus is on Fareham Borough Council to demonstrate that the Plan complies with the duty to co-operate. It will have to provide evidence that it has engaged and worked effectively with neighbouring authorities and statutory bodies.

Sound: Policy HP5 should be made more flexible to allow for financial contributions to be made in lieu of on site provision in the case of sites that are proposing Self Build and Custom Build Housing.



On site provision would make a self build or custom build scheme unviable. The Policy states, inter alia:-

**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.**

This paragraph should include self build and custom build housing and read:-

**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 *and to self build and custom build housing.***

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound? The Policy should be changed to read:-

**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 *and to self build and custom build housing.***

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

Policy HP5 should be made more flexible to allow for financial contributions to be made in lieu of on site provision in the case of sites that are proposing Self Build and Custom Build Housing.

B4c Your suggested revised wording of any policy or text:

**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 *and to self build and custom build housing.***

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.



**BJC PLANNING**  
**Representation on Fareham Local Plan 2036**  
**(Regulation 19 Consultation)– July 2021**

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

Yes, I want to take part in a hearing session	No
No, I don't want to take part in a hearing session	No

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

N/A

## Comments on the Local Plan 2037

### Test of Soundness - Settlement Definition

- In the Foreword to the Publication Plan written by the Executive Member for Planning and Development states the vision of the Council to “distribute development across the Borough and achieve maximum community benefit from that development”.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan, alone contributes 832 dwellings to this number - 14%. This is not distributing “development across the Borough”. It is concentrating it in a small area of the Borough.
- As for “achieving maximum community benefit from that development”, the opposite will occur. An example is HA1 land to the north and south of Greenaway Lane. The 832 dwellings (14% of the total) “proposed” for this area will bring a minimum of 1,600 extra vehicles. The area is within a peninsula with only 3 roads in or out. It is already at maximum capacity for traffic. There are not enough school places at the moment. No new infrastructure is planned. There will be negative community effects.
- in the Foreword to the Publication Plan it states “greenfield sites are less favoured locations for development. Para 2.10 of the Publication Plan states “Fareham Borough will retain it’s identity, valued landscapes and settlement definition and will protect it’s natural, built and historic assets”.
- The proposed allocation of Policy HA1 (which is not in the current extant Local Plan) contradicts these aspirations and also those of Para 2.12 “Strategic Priorities” which “strive to maximise development within the urban area and away from the wider countryside and to create places that encourage healthier lifestyles”.
- Policy HA1 (currently Greenfield sites) is proposed to be re-designated as an urban area. This re-designation to urban status and the movement of the Settlement Boundary to encompass it is a blatant, stealthy manoeuvre by the Council which seems unethical and is done only to suit it’s own objectives.
- Strategic Priority 2 states “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”. Or, as the Council has done, re-designate countryside as urban where convenient.
- Strategic Policy DS1 (paras 3.36 and 5.6) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Policy HA1 calls for the efficient use of existing buildings to meet such need on a one for one replacement dwelling basis. Inconveniently for the Council, these conditions do not apply to HA1 so the Council has simply redrawn the urban boundary so green fields (an easy option for Developers) can be covered in houses.

- Looking at Policy HP4 Para 5.24, HA1 fails to meet criteria e) as the proposals for development will demonstrably have unacceptable environmental, amenity and traffic implications.

### **Test of Soundness - Infrastructure**

- Para 10.14 refers to the Local Plan Strategic Transport Assessment which at para 14.6 states “In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective”.
- However, the area HA1 isn’t assessed within the Local Plan Strategic Transport Assessment so the statement above doesn’t apply to HA1 with 832 dwellings.
- Para 10.15 of the Publication Plan in the Transport plan actually doesn’t include an analysis of streets where the majority of the houses are proposed. When there are 832 new dwellings proposed in HA1 (14% of the total for Fareham) why hasn’t more consideration been given to this area in the Transport Assessment?
- With an average of two vehicles per dwelling, an additional 1,660 vehicles will be on local roads. There is existing congestion but there is no mention of any mitigation that will be required to reduce this congestion now or by 2037.
- The Publication Plan fails the Test of Soundness by not being inclusive of all areas and not being Positively Prepared in this regard.
- Policy HA1 on page 53 refers to traffic routes and despite their being a Planning Decision to limit access onto Greenaway Lane to 6 dwellings due to the narrowness of the Lane with no pavements and ditches along its length in places this has been removed. The Plan now proposes access for up to 140 dwellings through a widening of the Lane when there is actually no scope for widening.
- This will result in a very considerable impact on the countryside character of the Lane and to the safety of it’s non vehicular users.
- Page 54 suggests multiple new accesses onto the already busy Brook Lane some within a few hundred yards of each other. This number could have been reduced considerably had there been no piecemeal development a Masterplan for HA1 (discussed in detail below). The proximity and positioning of these access roads are a recipe for gridlock and accident black spots.
- Policy HA1, page 54, indicates the need for two junior football pitches to be provided. These are not shown in the plan for HA1. Probably because every greenfield site possible location is being covered in housing.

### **Test of Soundness - Housing Need Methodology**

- It is indicated at Para 3.27, fig 3.2, that there are 8 potential growth areas. These are not shown on the map. There is a lack of clarity.
- What is the definition of small scale development? Is it sites of less than 1 Ha or a development of not more than 4 units? Page 158 Policy HP2 is in conflict with Para 4.13.

- A contingency buffer of 1,094 dwellings has been made. However, Page 37 Paras 4.12 and 4.16 as well as Policy H1 shows that the Plan is heavily reliant on the certainty of delivery of the 3,610 dwellings at Welbourne by 2037.
- A previous version of the Publication Plan was scrapped because of a Government change of Housing need methodology. The Government is currently debating a White Paper on “Planning for the Future” which would change the housing need methodology again. Para 4.2 describes the methodology used to calculate Fareham’s housing need on which the whole Plan is based. This Publication Plan is premature and risky as the outcome of the White Paper could change the methodology again.

### **Test of Soundness - Occupancy Rates**

- The claims regarding occupancy rates in this Publication Plan are not used consistently in the Council’s own proposals and requirements. The Council argues for an average occupancy rate of 2.4 for a 4/5 bedroom house in regards to Nitrate budget calculations. Yet in Para 5.41 it is stated that the occupancy rates for affordable homes will be in the range of 4-6.

### **Test of Soundness - Carbon Reduction**

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised there is a climate change emergency. The Council for the Protection of Rural England Hampshire believes it is therefore imperative that the Local Plans set ambitious targets and action plans with accountability for achievement in the reduction of carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant Local Plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development also needs to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval.

This is not routinely done in Planning Committee in Fareham and this Publication Plan should be embracing the opportunity to apply these requirements to all Planning Approvals going forward.

- Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets. It does not state what the target should be it refers to individual developments power generation rather than what each development should achieve over and above Building Regulations requirements. The Plan is not positively prepared.
- Similarly in Para 11.35, the Council does not have a sound and effective approach to carbon emissions reduction in the Borough.
- Policy CC1 describes Green Infrastructure but the Borough does not have a Green Belt and non is planned.

### **Test of Soundness - Healthcare**

Para 10.27 in the Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards. There is no scope to do this.

## **Complies with Need to Cooperate - Housing Need Methodology**

Para 4.6. In agreeing to take up a shortfall of 900 homes from Portsmouth, Fareham Council are taking a big risk. We await the Government's response to last year's consultation on the planning White Paper, Planning for the Future, which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## **Matters of Legal Compliance - Community Involvement**

- The residents have challenged the Council in the High Court of Justice in May 2021 and won their case the judge confirmed the following points: a) that the Council acted unlawfully and unfairly towards the residents. The residents evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council. b) that the Planning Committee failed to grapple with the residents request for a deferment. He further stated the "judgement needs to be shared with everyone concerned within the Council in this case, as their are lessons to be learnt from this".
- The Court action was funded by the residents, and costs were considerable, which shows the strength of feeling. The Council, of course, paid out of public funds.
- The residents have been ignored consistently. Since 2017 there have been protest marches, deputations and objections. A petition against the various versions of Draft Local Plans exceeded the required number of signatures needed to trigger a Full Council meeting debate but a debate was refused. The residents raised a challenge to this to the Council's Scrutiny Board but the refusal still stood. To date no debate regarding the petition has taken place.
- The residents have provided community generated evidence to the Council but this has not been considered as good as the desk exercise evidence provided by the Developers. Examples of the community generated evidence ignored by the Council includes evidence on previous land use which has shown that the previous use of land used by the Developer's to calculate their Nitrate budget is incorrect and traffic survey results produced by the residents and Community Speedwatch teams were simply dismissed. This is discriminatory.
- it has been found and confirmed by the Council that the Publication Plan contains errors. The errors are as follows: a) there are sites not included from page 74 of the SHELAA and also on page 52 of the Plan. b) some sites included on page 52 of the Plan have been included in error. c) the addendum on page 56 of the Plan includes an incorrect address. d) perhaps the worst error is that sites identified as suitable for development but which have not yet obtained planning permission are excluded from the total numbers given for HA1. The residents cannot therefore properly establish the impact of this Plan on their community. A Publication Plan containing such large errors relating to the number of properties to be built is Unsound.
- The Introduction to the Publication Plan, Page 1 Para 1.5, states that representations should focus solely on "Tests of Soundness". However, the guidance given in Fareham Today contradicts this and specifies two other areas to focus on, namely "Legal Compliance" and "Duty to Cooperate". A further error in the Plan and misleading and confusing to residents of the Borough wishing to comment on the Plan.

## **Matters of Legal Compliance - Housing Allocations**

- please refer to my para 3 above relating to the errors in this Publication Plan regarding housing numbers. The Publication Plan is Unsound with respect to housing numbers and therefore also housing allocations.
- Para 1.16 of the Publication Plan makes no mention at all of the 2017 Unadopted Draft Local Plan which never came into effect. This Unadopted Plan is what sparked the resident's petition, marches and huge numbers of objections because the area known as HA1 first appeared in the 2017 Plan proposing over 800 houses in one small area which is Warsash. An area with no infrastructure in any respect to support such an expansion.
- In this Publication Plan Officers confirm it is the previous 2015 Plan which is extant. Para 4.8 allows the Council to consider housing sites allocated in the previous adopted Local Plan. As

already established, HA1 did not feature in the 2015 Plan so HA1 should not appear in this Publication Plan.

- However, Page 38 of the Publication Plan ignores this fact stating that HA1 and other sites local to HA1 are included.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan) alone contributes 832 dwellings to this number - 14%. This is an unfair distribution of housing allocation
- Further, within HA1 (which is not urban but consists of greenfield sites cheek by jowl with each other) there is no inter connectivity between the sites. All Developers are working in complete isolation to one another resulting in piecemeal development and an unnecessary number of access roads. The Council have failed to implement a "Masterplan" which should have considered the wider picture. Developers are not required to consider the site next door and therefore don't.
- This is contrary to Design Policy D3 para 11.44 which states "Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and master plans is vital to ensure that developments are sustainable, appropriately planned and designed"
- A further Environmental Impact Assessment must be conducted showing the cumulative effect of HA1 in it's entirety.
- in this Publication Plan, Para 4.19 Housing Policies, there are a large number of allocations that are no longer proposed, namely HA 2, 5, 6, 8, 11, 14, 16, 18, 20, 21, and 25. Why was it decided to leave HA1 in as an allocation? How was the Objectively Assessed Housing Need arrived at for HA1?
- The Council's decision to propose HA1 within the now irrelevant 2017 Local Plan, has been taken advantage of by Developers who have submitted numerous applications. The Council within Planning Committee have resolved to grant permission on many of the sites already and advanced preparation for building has commenced on a number of them. This is ahead of the Publication Plan being approved.
- Other Developers have been claiming their sites fit well within HA1. This has resulted in the Council adjusting the boundaries of HA1 to accommodate them. Turning what was designated as Countryside into land for development in the process. A power shift towards the Developers it would seem. The Council is willing to listen to Developers but not to the residents of the Borough.

#### **Matters of Legal Compliance - Habitats Directive and biodiversity**

- The Habitats Directive Strategic Policy NE1 requires designated sites be protected and ENHANCED. The Publication Plan Para 9.51 states that the Council as the Local Planning Authority is (merely) aspiring to Nitrate Neutrality. On page 247, Para 9.54 it is indicated that proposals for development should provide a net REDUCTION in eutrophication for the designated sites in an unfavourable condition so as to restore conditions to favourable. Nowhere does the authority require ENHANCEMENT.
- Para 9.50 (NE4) of the Publication Plan confirms the lesser requirement by stating that permissions will be granted when the integrity of designated sites is maintained. No IMPROVEMENT is required for permission to be granted.
- Policy D4 states that the Council will only "**seek** to improve water quality".
- It is clear that the Local Planning Authority's watered down approach contravenes the Habitats Directive. Given the proximity of the SAC and RAMSAR protected sites to the proposed developments in the Borough (particularly to the Western Wards and HA1 sites) it is not clear how any development could be considered without negatively impacting the protected sites.
- Based on the proximity of the Western Wards and HA1 to the protected sites the deliverability of the proposed developments whilst properly satisfying the Habitats Directive is questionable.

- all the Developments in the Western Wards and HA1 are obtaining nitrate neutrality by purchasing “nitrate credits” from a site on the Isle of Wight owned by the Hants and Isle of Wight Trust which is being re-wilded. (A process that is going to take approximately over ten years). Therefore the protected sites will obtain no benefit from the so called nitrate neutrality of the developments. With this third party approach, water quality in the Solent will not be improved and the designated sites condition (currently unfavourable) cannot be maintained or improved. The approach is flawed.
- Habitats Regulation Assessment. Natural England advise that it is the responsibility of the Local Planning Authority to fulfil it’s legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). This surely cannot be achieved by buying nitrate credits from the Isle of Wight. to offset the harmful nutrients generated by residential developments in, say, HA1.
- Given the above legal responsibility, The “Introduction” in Para 1.45 surprisingly does not make any mention of the protected sites in and around the Solent.
- in May 2021 in the High Court the judge stated that the Natural England advice note will need to be reviewed in the light of his judgement. He added the judgement should not be interpreted as giving the advice note a clean bill of health. Thus, the Local Planning Authority is not complying with something that is of itself not advice that is robust enough.
- Strategic Policies NE1 and NE2. Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea for a number of years. This is despite having protected designated sites in our waters which skirt the whole of Fareham Borough Council. This policy of Southern Water’s was discovered as part of the Environment Agency’s largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this is addressed the unfavourable condition of the Solent and in particular the protected designated sites cannot be improved.
- The Borough does not have the sewage treatment capacity to cope with all the new building developments. The Solent SAC, SPA and RAMSAR cannot be protected and their quality improved until the capacity for the treatment of raw sewage is addressed. This issue is not dealt with in this Publication Plan but it is absolutely key to resolve sewage treatment before any building should go ahead.



**White, Lauren**

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**From:** June Ward [REDACTED]  
**Sent:** 28 July 2021 16:38  
**To:** Consultation  
**Cc:** June Ward  
**Subject:** New Local Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Katherine,

Thank you for your continued help with this and it was good to see you the other evening. Unfortunately due to my poor IT skills I cannot now find everything I submitted before Christmas. However I will just pick up a few points and hopefully they are not a duplicate of items on which I have already commented.

Infrastructure

PolicyHA1 Page 53

I consider that there will be a very negative impact on the character of Greenaway Lane and with specific regard to safety of those not using cars in this village area. I am not in agreement with a number of access points onto Brook Lane and Lockswood Road, these are, either gridlocked on occasions or used as racing circuits at quieter times.

PAra 10.15

I think there needs to be more consideration to the Transport Assessment. There is no reference for the mitigation assessment required to reduce congestion by 2037.

Policy HA1 on P 54 says that there will be two junior football pitches and yet I cannot see them in the Masterplan.

Occupancy Rates

As regards nitrate budget calculations, paragraph 5.41 does not appear clear at all. The LPA indicates that the average occupancy for a 4/5 bed house would be 2.4 whereas the affordable homes would be in the range of 4 to 6.

More tomorrow  
Kind regards  
June Ward

**Respondent: Mrs Caroline Dinenage MP (307-371147)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

My final concerns within the Revised Publication is in relation to policies HP4, HP5 and HP6, specifically when they are linked to DS1. I can foresee that it is possible that a series of sites could come forward whereby the cumulative impact would not be sufficiently assessed as they would be speculative sites becoming available on a piecemeal manner.

**What modification(s) is necessary to make the Revised Pub...**

See previous response.

**How would the modification(s) you propose make the Revise...**

See previous response.

**Your suggested revised wording of any policy or text:**

See previous response.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Mr
First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policy HP6: Exception Sites

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Gosport Borough Council objects to the detailed wording of Policy HP6 as it has the potential to significantly undermine the Local Plan's policies which aim to protect the countryside and the Fareham, Gosport, Lee-on-the-Solent and Stubbington Strategic Gap. Consequently as currently worded the Policy is not considered **effective** as it does not deliver cross-boundary strategic objectives.

**B3 Extension: Policy HP6** relates to affordable housing exception sites and is a commonly used policy across England to allow small affordable housing sites adjacent to villages to be developed on land which would not normally be permitted to come forward. This would enable viable schemes to be implemented to meet very local needs. In principle the Council does not have an objection to such a policy nor its link to DS1 enabling such schemes to come forward outside the urban area. However the way in which the policy is worded could enable the development of significant schemes in the strategic gap. The policy includes the following text:

***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:*

- a) The site is adjacent to existing settlements; and*
- b) 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*
- c) The site is less than 1 hectare or relative in scale (does not exceed 5% of the size of the adjacent settlement); and*
- d) 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.*

Whilst it appears from the accompanying justification text that the intention of the policy is to enable the development of small sites there is concern that the wording of the policy as shown above could be used to enable much larger scale development. For example the first part of the policy could potentially facilitate a single or a series of large scale affordable housing developments in the Strategic Gap. If such schemes are promoted speculatively in a number of locations in the Strategic Gap

The second part of the policy would allow entry-level exception sites with a limit of 1 hectare and a proviso that the scheme does not exceed 5% of the size of the adjacent settlement. Potentially this could lead to a series of 1 hectare entry home exception sites to be developed adjacent to the Gosport Borough boundary and as the town is large the 5% restriction would be meaningless.

It is clear from the recent number of speculative applications in the Strategic Gap how both parts of the policy (together with HP4 and HP5) could be used by developers to argue a case for development in these locations with the detrimental implications as set out previously in the Council's objections to the Regulation 18 consultations. Whilst this does not appear to be the policy's intention the wording could encourage speculative development to come forward within the Strategic Gap.

The Council is particularly concerned that the proposed wording will undermine the effectiveness of the Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington including its function of separating the settlements, providing an effective transport corridor serving the Gosport Peninsula as well

as its role for providing green infrastructure benefits for the area. This representation and the Council's concerns regarding the impact of development within the Strategic Gap should be read in conjunction with the Appendix submitted with the Council's representation relating to Policy DP2.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

**B4a** What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

The policy needs to be amended to refer to, 'existing urban area boundaries for settlements that are within Fareham Borough only'. This would then provide clarity that development adjacent to Gosport Borough would not be considered under this policy.

The policy needs to explicitly mention that rural exception sites relate to 'small sites' only and define what it meant by this term. The term is used in the justification text (paragraph 5.46 of FLP) although is not defined. This will avoid unintended significant development in the Strategic Gap.

Finally there needs to be some explicit wording which resists successive one hectare parcels of land coming forward in the same vicinity.

**B4b** How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

This suggested modification would make the policy 'sound' as it would become an effective policy by improving clarity and providing sufficient protection of the countryside and directing development to urban brownfield sites. Consequently this would be in accordance with the National Planning Policy Framework regarding make efficient use of land. It would better reflect cross-boundary objectives.

**B4c** Your suggested revised wording of any policy or text:

Suggestion for rewording are included in B4a

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.



B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☒ Yes, I want to take part in a hearing session

☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Council requests to attend any session regarding the future of the Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington including the proposed wording changes to Policy HP6 if the Inspector considers it will assist the examination.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL



# Fareham Borough Council Local Plan 2037

**Revised Regulation 19 Consultation**

July 2021



[gladman.co.uk](https://www.gladman.co.uk)



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# 1 INTRODUCTION

## 1.1 Context

**1.1.1** Gladman welcome the opportunity to comment on the Fareham Borough Council Local Plan Regulation 19 consultation and request to be updated on future consultations and the progress of the Local Plan.

**1.1.2** Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the development plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Examinations in Public.

**1.1.3** The Council will need to carefully consider its policy choice and ensure that the proposed approach positively responds to the revised National Planning Policy Framework (2019). There will also be a need to take consideration of changing circumstances associated with national planning policy and guidance over the course of the plan preparation period, including the Government's emerging proposals for the planning system, as set out in the Ministry for Housing, Communities and Local Government (MHCLG) consultations on "Changes to the Current Planning System, August 2020", "Planning for the Future, August 2020" and "National Planning Policy Framework and National Model Design Code: consultation proposals".

## 1.2 Plan Making

**1.2.1** The National Planning Policy Framework sets out four tests that must be met for Local Plans to be considered sound. In this regard, we submit that in order to prepare a sound plan it is fundamental that it is:

- **Positively Prepared** – The Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be an appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base.

- 
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

## 2 LEGAL COMPLIANCE

### 2.1 Duty to Cooperate

- 2.1.1** The Duty to Cooperate is a legal requirement established through Section 33(A) of the Planning and Compulsory Purchase Act 2004, as amended by Section 110 of the Localism Act. It requires local authorities to engage constructively, actively and on an ongoing basis with neighbouring authorities on cross-boundary strategic issues throughout the process of Plan preparation. As demonstrated through the outcome of the 2020 Sevenoaks District Council Local Plan examination and subsequent Judicial Review, if a Council fails to satisfactorily discharge its Duty to Cooperate, this cannot be rectified through modifications and an Inspector must recommend non-adoption of the Plan.
- 2.1.2** Whilst Gladman recognise that the Duty to Cooperate is a process of ongoing engagement and collaboration, as set out in the Planning Practice Guidance (PPG) it is clear that it is intended to produce effective policies on cross-boundary strategic matters. In this regard, Canterbury must be able to demonstrate that it has engaged and worked with neighbouring authorities, alongside their existing joint working arrangements, to satisfactorily address cross-boundary strategic issues, and the requirement to meet any unmet housing needs. This is not simply an issue of consultation but a question of effective cooperation.
- 2.1.3** The revised Framework (2019) introduced a number of significant changes to how local planning authorities are expected to cooperate including the preparation of Statement(s) of Common Ground (SoCG) which are required to demonstrate that a plan is based on effective cooperation and has been based on agreements made by neighbouring authorities where cross boundary strategic issues are likely to exist. Planning guidance sets out that local planning authorities should produce, maintain, and update one or more Statement(s) of Common Ground (SoCG), throughout the plan making process<sup>1</sup>. The SoCG(s) should provide a written record of the progress made by the strategic planning authorities during the process of planning for strategic cross-boundary matters and will need to demonstrate the measures local authorities have taken to ensure cross boundary matters have been considered and what actions are required to ensure issues are proactively dealt with e.g. unmet housing needs.

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<sup>1</sup> PPG Reference ID: 61-001-20180913

- 2.1.4 The issue is particularly crucial for the Fareham Local Plan given the work currently being undertaken through the Partnership for South Hampshire (PfSH) which is seeking to identify Strategic Development Opportunity Areas to address identified unmet need across the sub-region.
- 2.1.5 The PfSH is currently working on a new SOCG between all the constituent authorities which will effectively supersede the Spatial Position Statement (June 2016). Paragraph 3.17 of the submission Local Plan confirms that bilateral conversations with neighbouring authorities have been undertaken and the Council is aware of unmet needs arising across the region due to neighbouring borough's capacity to address any unmet need. The Council acknowledges at paragraph 4.4 that there is a significant likelihood of a substantial level of unmet housing needs in the sub-region with figures released in September 2020 suggesting unmet need in the sub-region of circa 10,750 dwellings. This figure is derived from 11 councils who are all at varying stages of plan preparation.
- 2.1.6 It is noted that Portsmouth City Council (PCC) have written to the Council requesting a contribution of 1,000 dwellings to assist in meeting their unmet housing needs. Gosport Borough Council (GBC) is also likely to have an issue with unmet housing need, currently estimated to be in the region of 2,500 dwellings
- 2.1.7 In principle, Gladman support the Council's decision to increase the housing target by 900 dwellings to contribute toward the unmet housing needs issue of the wider area. However, Gladman are concerned that without a signed SOCG between constituent authorities, it is difficult to consider whether this level of housing is sufficient to meet the wider needs of the area.
- 2.1.8 Gladman recommend that a further consultation which considers the outcome of the work of the PfSH will be required so that the Local Plan can reflect the outcome of that process prior to the submission of the Local Plan to the Secretary of State for examination.
- 2.1.9 Since effective cooperation is an ongoing issue, Gladman reserve the right to provide further comments in relation to this matter once further evidence and signed statements become available.



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## 2.2 Sustainability Appraisal

- 2.2.1** In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.
- 2.2.2** Fareham Borough Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, the Fareham Borough Local Plan's decision-making and scoring should be robust, justified and transparent.

## 3 NATIONAL PLANNING GUIDANCE

### 3.1 National Planning Policy Framework

3.1.1 On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework which was subsequently updated in February 2019 and July 2021. These publications are revisions to the initial 2012 Framework and implemented changes that were informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and Planning for the Future consultation.

3.1.2 The revised Framework introduced a number of major changes to national policy which provide further clarification to national planning policy as well as new measures on a range of matters. Crucially, national policy reaffirms the Government's commitment to ensuring up-to-date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, Paragraph 16 of the Framework (2021) states that Plans should:

***"a) Be prepared with the objective of contributing to the achievement of sustainable development;***

***b) Be prepared positively, in a way that is aspirational but deliverable;***

***c) Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;***

***d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;***

***e) Be accessible through the use of digital tools to assist public involvement and policy presentation; and***

***f) Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."***

- 3.1.3 To support the Government's continued objective of significantly boosting the supply of homes, it is important that the Local Plan provides a sufficient amount and variety of land that can be brought forward, without delay, to meet housing needs.
- 3.1.4 In determining the minimum number of homes needed, strategic plans should be based upon a local housing needs assessment defined using the standard method, unless there are exceptional circumstances to justify an alternative approach.
- 3.1.5 Once the minimum number of homes that are required is identified, the strategic planning authority should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. In this regard, paragraph 67 sets out specific guidance that local planning authorities should take into account when identifying and meeting their housing needs. While Annex 2 of the Framework (2021) provides definitions for the terms "deliverable" and "developable".
- 3.1.6 Once a local planning authority has identified its housing needs, these needs should be met as a minimum, unless any adverse impacts would significantly and demonstrably outweigh the benefits of doing so. This includes considering the application of policies such as those relating to Green Belt and giving consideration as to whether or not these provide a strong reason for restricting the overall scale, type and distribution of development (paragraph 11b)i.). Where it is found that full delivery of housing needs cannot be achieved (owing to conflict with specific policies of the NPPF), Local Authorities are required to engage with their neighbours to ensure that identified housing needs can be met in full (see Paragraph 35 of the NPPF 2021).
- 3.1.7 The July 2021 revision to the NPPF provides greater focus on the environment, design quality and place-making alongside providing additional guidance in relation to flooding setting out a Flood Risk Vulnerability Classification at Annex 3, the importance of Tree-lined streets and amendments to Article 4 directions. Additionally, Local Plans which have not yet progressed to Regulation 19 stage should ensure that where strategic developments such as new settlements or significant extensions are required, they are set within a vision that looks ahead at least 30 years (See paragraph 22).
- 3.1.8 The amendments coincide with the publication of the National Design Guide and National Model Design Code, a toolkit which helps local communities to shape local design needs

and provide guidance for creating environmentally responsive, sustainable and distinctive places with a consistent and high-quality standard of design.

## 3.2 Planning Practice Guidance

- 3.2.1** The Planning Practice Guidance (PPG) was first published by the Government to provide clarity on how specific elements of the NPPF should be interpreted. The PPG has been updated to reflect the changes introduced by the revised NPPF to national planning policy. The most significant changes to the PPG relate to defining housing need, housing supply and housing delivery performance.
- 3.2.2** The Standard Method was introduced by the Government to simplify the process of defining housing need, avoid significant delay in plan preparation and ultimately facilitate the Government's ambition to achieve 300,000 new homes annually.
- 3.2.3** Revisions to the PPG on the 20th February 2019 confirmed the need for local planning authorities to use the 2014-household projections as the starting point for the assessment of housing need under the standard method<sup>2</sup>.
- 3.2.4** It is also vital to consider the economic impact of COVID-19 and the long-term role that housing will play in supporting the recovery of the economy, both locally and nationally. We support the Council in its positive approach to plan for above the minimum requirement, which will enable Fareham to capture a larger proportion of the £7 billion yearly housebuilder contributions<sup>3</sup>. With 218,000 homes predicted not to be built due to COVID-19 from now to 2024/25<sup>4</sup>, it is also imperative that Fareham Borough Local Plan identifies sufficient land to support the delivery of homes.
- 3.2.5** In order for the housing needs for the whole plan period to be met, it will also be essential to provide sufficient headroom within the housing supply. In this regard, Gladman supports the Home Builders Federation's recommendation that local plan should seek to identify

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<sup>2</sup> PPG Paragraph: 005 Reference ID: 2a-005-20190220

<sup>3</sup> MHCLG (2020). 'Planning for the Future'. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907647/MHCLG-Planning-Consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf)

<sup>4</sup> Shelter & Savills (2020). 'Over 80,000 new homes will be lost in one year due to COVID chaos'. Available at: [https://england.shelter.org.uk/media/press\\_releases/articles/over\\_80,000\\_new\\_homes\\_will\\_be\\_lost\\_in\\_one\\_year\\_to\\_covid\\_chaos](https://england.shelter.org.uk/media/press_releases/articles/over_80,000_new_homes_will_be_lost_in_one_year_to_covid_chaos)

sufficient deliverable sites to provide a 20% buffer between the housing requirement and supply.

### 3.3 National Planning Policy Consultations

- 3.3.1 On the 6th August 2020, Government published the Planning for the Future White Paper setting out proposals for how it is seeking to 'radically reform' the planning system. The proposals are seeking to streamline and modernise the planning process.
- 3.3.2 A further consultation on immediate changes to the current planning system closed on 01 October 2020<sup>5</sup>. Of significant note is a proposed revised standard method for calculating local housing need, which proposed to incorporate a percentage of existing stock as the baseline of the calculation.
- 3.3.3 In December 2020 the Government published their response to the 'Changes to the Current Planning System'. This document provides an overview of the consultation responses before highlighting that it has been deemed that the most appropriate approach is to retain the Standard Method in the current form with an additional 35% uplift to the 'post-cap number' for 20 local authorities. The Government's rationale behind this approach is to increase home-building in existing urban areas to make the most of previously developed brownfield land over and above that in the existing standard method.
- 3.3.4 The latest correspondence from Government regarding the revisions to the Standard Method for calculating local housing need will not affect the minimum local housing need which Fareham Borough Council should Plan for.
- 3.3.5 In her speech at the State Opening of Parliament in May 2021, the Queen announced that the Government will introduce "laws to modernise the planning system, so that more homes can be built, will be brought forward...". Notes accompanying the speech confirm that a future Planning Bill will seek to create a simpler, faster, and more modern planning system that ensures homes and infrastructure can be delivered more quickly across England. Timings on the publication of the draft Planning Bill remain uncertain, however, subject to the outcomes of this process, the Government has signalled its intent to make rapid progress toward this new planning system through the swift introduction of new

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<sup>5</sup> Ministry of Housing, Communities & Local Government: Changes to the Current Planning System Consultation <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

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legislation to implement the changes. It will be important that the Council keeps abreast with the implementation of these changes to determine any potential implications for the Local Plan.

## 4 REVISED REGULATION 19 CONSULTATION

### 4.1 Vision and Objectives

4.1.1 In principle, Gladman support the Council's vision and objectives. In particular, we support the Plan's commitment to accommodating development to address the need for new homes and employment space in Fareham Borough and the commitment to ensuring a strong and diverse economy is delivered.

4.1.2 Notwithstanding this, it is considered the Plan could go further in its aims to support housing and economic growth of the wider sub-region with reference to assisting neighbouring authorities with any unmet housing needs. This is particularly important due to the ongoing work of the PfSH and outstanding evidence relating to unmet housing needs and how this will be redistributed across the PfSH area.

### 4.2 Strategic Policy DS1: Development in the Countryside

4.2.1 Strategic Policy DS1 states proposals for development in the countryside, which is defined as land outside the Urban Area boundary, will only be supported in a narrow set of circumstances.

4.2.2 Gladman are opposed to the use of settlement boundaries, as these are often used as an arbitrary tool to prevent otherwise sustainable proposals from going forward. The policy wording as currently drafted only allows for development in a narrow set of circumstances (i.e. replacement dwelling, previously developed land etc.) and does not allow for sufficient flexibility to respond to changes of circumstance such as a shortfall in housing supply. Gladman believe that this policy should be modified to a criteria-based policy which will provide a more appropriate mechanism for assessing the merits of individual development proposed, based on their specific circumstances and ability to deliver sustainable development rather than being discounted simply due to a sites location beyond an artificial boundary.

4.2.3 To achieve this; a criteria based approach would allow the plan to protect itself against unsustainable development whilst at the same time offering a flexible solution to the consideration of development opportunities outside these boundaries that are able to come forward to meet identified needs should the Council's housing land supply start to

fail. Gladman refer to the submission version of the Harbrough Local Plan, Policy GD2, which states:

***"in addition to sites allocated by this Local Plan and neighbourhood plans, development within or contiguous with the existing or committed built up area of the Market Harbrough, Key Centres, the Leicestershire Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where..."***

4.2.4 A series of criteria follows.

4.2.5 Clearly the policy here would need to reflect the local circumstances of Fareham but it does provide an example of a local authority taking a proactive approach to guiding development and ensuring that it can meet its housing target as well as plan for approaches if and when problems arise over the course of a plan period with regard to the delivery of allocated sites. Accordingly, Gladman recommend the use of a criteria-based policy should be included within the FLP to ensure housing needs are met in full.

4.2.6 In addition, the second element of the policy requires proposals to demonstrate that if they require a location outside of the urban area, do not significantly affect the integrity of a Strategic Gap and are not located on Best and Most Versatile (BMV) agricultural land. Gladman are unclear with the necessity of including this additional criteria as these matters are dealt with elsewhere within the FLP and therefore their inclusion in Policy DS1 leads to unnecessary duplication and not in accordance with the NPPF2019. As such, this element of the policy should be deleted as the finer details of each of these issues are dealt with elsewhere within the draft Local Plan

## 4.3 Strategic Policy DS2: Development in Strategic Gaps

4.3.1 The above policy identifies two Strategic Gaps whereby development proposals would 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.

4.3.2 Gladman consider that new development can often be located in countryside gaps without leading to the physical or visual merging of settlements, eroding the sense of separation between them or resulting in the loss of openness and character. It is important that such designations are supported by robust evidence and that the policy wording allows for sites to be considered on their individual merits. In this regard, the policy is currently worded in



a negative stance which may affect the consideration of development proposals. Gladman consider that the policy should be reconsidered in a positive manner and modified to allow for a balancing exercise to be undertaken which assesses any harm to the visual or functional separation of settlements against the benefits of the proposal rather than seeking to apply a blanket restriction on development in these areas.

## 4.4 Strategic Policy H1: Housing Provision

### Housing Need

- 4.4.1 Strategic Policy H1 makes provision for at least 9,560 net additional dwellings across the borough during the period 2021 – 2037.
- 4.4.2 Gladman support the Council's decision to revert back to the Standard Methodology as calculated through national guidance which sets a minimum provision of 541 dwellings per annum. Although it should be remember that the housing need figure calculated through the Standard Method should be considered as a starting point as it does not take into account other factors which affect demographic behaviours (e.g. affordability, economic adjustments etc).

### Phasing

- 4.4.3 Policy H1 outlines the Council's intention to phase the delivery of the housing requirement over the plan period. The housing requirement is phased as follows:
- Approximately 900 dwellings (averaging 300 dwellings per annum) between 2021/22 and 2023/24
  - Approximately 2,180 dwellings (averaging 545 dwellings per annum) between 2024/25 and 2027/28,
  - Approximately 6,480 dwellings (averaging 720 dwellings per annum) between 2028/29 and 2036/37.
- 4.4.4 The result of this element of the policy acts to artificially suppress the delivery of development in the early years of the plan due to strategic site issues given the majority of housing supply comprises of the Welborne Garden Village. Indeed, the Council has not achieved annual delivery figures in excess of 450 dwellings since 2007-08 so it is unclear how

the Council expects to achieve these delivery rates especially towards the back end of the plan period without a sufficient supply and mix of housing sites.

4.4.5 The Framework is clear in its intention to boost significantly the supply of housing. This strategy is further underlined by the buffers applied by national policy and the PPG's approach that requires local authorities to meet housing shortfall within a five year period.

4.4.6 Gladman consider that the backloading of land supply will likely threaten the overall deliverability of the Plan. Should the Council fail to deliver these higher rates towards the end of the plan period, there is little flexibility or opportunity provided to ensure the housing requirement can be met in full. The phasing approach is therefore unsound and should be deleted and replaced with a flat annual requirement of 541 dpa.

#### **Buffer**

4.4.7 The Council have included a 11% supply buffer to allow for contingency for under delivery associated with the reliance on large strategic sites within the housing supply.

4.4.8 Gladman would suggest that given the uncertainty surrounding both the delivery of strategic scale sites and the potential for unmet need within the wider sub-region, that this contingency should be increased to 20% which reflects the Home Builders Federation's advice.

#### **Housing Provision**

4.4.9 To ensure the soundness of the Plan, Gladman submit that additional housing land is needed to ensure that the Council is able to demonstrate a robust supply of housing land should any of the sites within the Council's supply slip away. This is particularly important due to the reliance on sites with resolutions to grant planning permission and the vast majority of the Council's supply comprising of the Welborne Garden Village.

4.4.10 Whilst Gladman does not wish to comment on the suitability of sites selected, the Council will need to be able to demonstrate that sites will come forward as anticipated and take account of site specific issues and/or reflects the requirements and timescales of key infrastructure to be provided by sites selected. It is imperative that these assumptions are made in collaboration with landowners/land promoters to ensure these details are up-to-date at the point of submission. In this regard, it is difficult to assess the Council's consideration of sites as the Housing Trajectory at Appendix B only provides a cursory

overview of expected delivery rates over the plan period and does not provide an individual break down of anticipated delivery rates on individual sites. As such, Gladman reserves the right to provide further detailed comments at the examination should further information be made available.

- 4.4.11 To ensure the effectiveness of the Plan in ensuring a supply of specific deliverable sites sufficient to maintain a five year housing requirement over the course of the plan period, additional allocations are considered necessary. Indeed, the planning committee has resolved to grant outline planning permission for Welborne Garden City in October 2019 to provide up to 6,000 dwellings over the plan period and beyond. There are a number of key factors that can affect the delivery of Garden Villages, Strategic Sites and smaller scale development opportunities such as the signing of s106 agreements, reserve matters applications and improvements to infrastructure prior to development commencing, discharge of planning conditions, marketing of development and so on, all of which can affect the delivery of homes. The Council will need to avoid a continued reliance associated with the Garden Village and large scale strategic allocations over the plan period and instead allocate additional housing land to ensure a competitive and responsive supply of housing is available to support housing delivery of the Council's large strategic allocations.

## 4.5 Policy HP1: New Residential Development

- 4.5.1 Policy HP1 states residential development within the urban area boundary will be supported in principle. Residential development in locations outside of the urban area boundary will only be permitted if it involves the conversion of an existing non-residential building or it is for a replacement dwelling which is of an appropriate character to the location.
- 4.5.2 Gladman do not consider the above policy to be positively prepared as it is restrictive and goes against the ethos of the Framework to significantly boost the supply of housing. The policy should be amended to be flexible in accordance with the approach outlined in section 4.2 of these representations.

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

- 4.6.1 The above policy states new small-scale development outside the urban area boundary, as shown on the policies map, will be permitted where a site is located within or adjacent to

existing areas of housing; or well related to settlement boundary and is within reasonable walking distance to a good bus service route or train station.

4.6.2 In principle, Gladman support the inclusion of this policy which allows for small scale development beyond the urban area. However, we would question the decision to limit development to no more than 4 units as this is contrary to the ethos of the Framework which seeks to significantly boost housing supply. Gladman consider such a policy should be included within the draft Local Plan without any limitations on size of development to ensure the Council are able to demonstrate a strong and robust housing land supply should sites identified slip away.

4.6.3 In addition, Gladman query how a decision maker is expected to apply this policy consistently and with ease as it contradicts the approach taken in Policy HP1 and reinforces the need for Policy HP1 to be deleted and the criteria listed to be amalgamated into Policy H2.

## 4.7 Policy HP4: Five Year Housing Land Supply

4.7.1 Policy HP4 outlines the Council's approach to circumstances where it cannot demonstrate a five year housing land supply, a criteria then follows. In principle, Gladman support this approach but would suggest that the policy is modified to 'may be will be permitted where they meet the following criteria' as opposed to the current use of wording.

4.7.2 Criterion (a) of the proposed policy suggests that a site needs to be relative in scale to the demonstrated shortfall in the housing land supply. A proposal which comes forward which is considered to be sustainable and in conformity with other policies of the Local Plan should be considered to be acceptable in planning terms regardless of whether it is relative to the scale and size of the housing land supply shortfall. Gladman consider that the reference to scale should be removed in order to allow for additional flexibility in the supply of housing as it will assist the Council in ensuring that a 5 year housing land supply can be maintained going forward.

4.7.3 In addition, Criterion (b) states that a site should be adjacent to the existing urban settlement boundaries to be considered sustainable. This criterion is too onerous as sites which are well related to, but not directly adjacent to existing settlements could, be considered to be sustainable when assessed against policies contained in the Local Plan as a whole. Again, Criterion (b) should be amended to reflect this.

## 4.8 Policy HP7: Adaptable and Accessible Dwellings

4.8.1 Policy HP7 requires at least 15% of all new dwellings to be built to optional building regulation M4(2) and on all schemes over 100 dwellings, at least 2% of private housing and 5% of affordable housing shall be provided as wheelchair accessible category M4(3) standard.

4.8.2 In this regard, Gladman refer to the PPG which provides additional guidance on the use of these optional standards. The Council need to ensure that this policy is in line with the guidance and that the justification and specific detail of the policy take account of the various factors which the PPG refers to:

*"Based on their housing needs assessment and other available datasets it will be for the local planning authorities to set out how they intend to approach the need for Requirement M4(2) (accessible and adaptable dwellings), and / or M4(3) (wheelchair user dwellings), of the Building Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:*

- The likely future need for older and disabled people (including wheelchair user dwellings).*
- Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes, or care homes).*
- The accessibility and adaptability of existing stock.*
- How needs vary across different tenures.*
- The overall impact of viability".<sup>6</sup>*

4.8.3 Gladman note that these technical standards have deliberately been set as optional standards which, if to be included as a policy in the FLP, would need to be justified by robust evidence.

4.8.4 When considering this policy, the Council need to be aware of the impact that these requirements, particularly M4(3) have on scheme viability (due in part to size requirements)

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<sup>6</sup> PPG ID: 56-007-20150327

and the knock-on effects that this could have on the delivery of much needed housing. In order to be able to include such requirements in the Local Plan, the Council will need to be able to robustly justify the inclusion and demonstrate that consideration has been given to this requirement within the viability study. The provision of M4(3) wheelchair user dwellings, is far more onerous in terms of size requirements; therefore, it is crucial that the implications of the proposed policy requirement have been properly tested.

4.8.5 In addition to this, with regard to M4(3) Gladman refer to the PPG which states

***"Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.***

***Local plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling."***<sup>7</sup>

4.8.6 This clearly demonstrates that M4(3) should only be applied to affordable homes within the Council's control and therefore Policy HP7 should be updated to reflect this and reference to private homes deleted.

4.8.7 Gladman submit that the Council must be able to demonstrate through robust evidence the justification for these policy requirements within the Local Plan in order for them to be found sound at examination. The NPPF footnote 49 states:

***"Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties..."***

4.8.8 Gladman do not consider that a general reference to an ageing population to be sufficient justification for the inclusion of these policy requirements. In this regard, Gladman refer to the Inspector's report for the Derby Local Plan (December 2016), which at paragraph 117 states

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<sup>7</sup> PPG ID: 56-009-20150327

***"Although there is general evidence of an ageing population in the SHMA, having regard to the PPG this does not amount to the justification required for the LP to include the optional standards and the specific proportion of Part M4(2) dwellings..."***

## 4.9 Policy HP9: Self and Custom Build Homes

4.9.1 Whilst Gladman support the inclusion of a policy in relation to self-build and custom build units, as this is in line with Government aims and objectives, we raise concerns regarding the detail within this policy.

4.9.2 It is expected that on sites of 40 dwellings or more (gross), 10% of the overall dwellings shall be provided through the provision of plots for self and custom build homes. Gladman welcome the flexibility provided by this policy which recognises that plots which do not sell within 12 months of initial promotion, are able to be developed for housing other than self-build homes.

4.9.3 However, Gladman query the evidential justification for 40 dwellings (gross) being the trigger for the provision of self-build and custom build housing. The Council's Self Build Register only identifies 180 residents which does not translate to demand for this form of housing. Gladman consider that this policy would benefit from re-wording to state that, rather than being required on all schemes of 40 or more dwellings, that if up-to-date evidence indicates that there is a demand in the particular location then schemes are encouraged to make provision. Such a modification would help ensure that market housing is not unnecessarily delayed for a period of 12 months if there is no interest in self-build housing on individual sites.

## 4.10 Policy D5: Internal Space Standards

4.10.1 Policy D5 requires all new dwellings, including subdivisions and conversions to meet the nationally described space standards (NDSS) or future equivalent as a minimum.

4.10.2 In this regard Gladman refer to the Written Ministerial Statement (WMS) dated 25th March 2015 which confirms that:

***"The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG".***

4.10.3 Furthermore with particular reference to the NDSS the PPG confirms:

***"where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies".<sup>8</sup>***

4.10.4 If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the PPG, including need, viability and impact on affordability.

4.10.5 The Council will need to provide robust evidence to justify the inclusion of the space standards within a policy in the Local Plan. Similarly to the accessibility standards, if it had been the Government's intention that all properties were built to these standards then these standards would have been made mandatory rather than optional.

4.10.6 Gladman's concerns regarding the optional national space standards relates to the additional cost and the implications for affordability. Where, for example, a housebuilder would normally build a standard 2-bedroom unit at 72sqm, the national space standards would require the dwellings to have certain dimensions which would mean they could only be built at a minimum of 79sqm, which could add significantly to the cost of the property and in turn increase the cost of an entry level 2-bedroom house, further exacerbating the affordability issues in the area.

4.10.7 The Council need to take these factors into account and will need robust evidence on both need and viability to support the proposed policy requirements outlined in Policy D5.

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<sup>8</sup> PPG ID: 56-020-20150327.



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## 5 CONCLUSIONS

### 5.1 Summary

- 5.1.1 Gladman welcomes the opportunity to comment on the Fareham Borough Local Plan Regulation 19 Revised Consultation. These representations have been drafted with reference to the revised National Planning Policy Framework (NPPF2021) and the associated updates that were made to Planning Practice Guidance.
- 5.1.2 Gladman have provided comments on a number of the issues that have been identified in the Council's consultation material and recommend that the matters raised are carefully explored during the process of undertaking the new Local Plan.
- 5.1.3 We hope you have found these representations informative and useful towards the preparation of the Fareham Borough Local Plan and Gladman welcome any future engagement with the Council to discuss the considerations within forwarded documents.







## Regulation 19 – Submission Draft

<b>Project:</b>	Land west of Downend Rd, Portchester	<b>Date:</b>	28 July 2021
<b>Subject:</b>	Fareham Local Plan	<b>Reference:</b>	249501F

### Representation made to Fareham's Draft Local Plan 2037

Formal submission of representation will be made on 28 July via email to Fareham Borough Council.

### Response to consultation form

#### A1. Is an agent appointed:

Yes: ☒

No: ☐

#### A2. Please provide your details:

Title: c/o agent  
First name:  
Last name:  
Job title:  
Organisation: Miller Homes  
Address:  
Postcode:  
Telephone number:  
Email address:

#### A3. Please provide the Agent's details:

Title: Mrs  
First name: Lindsay  
Last name: Goodyear  
Job title: Associate Director  
Organisation: Terence O'Rourke Ltd  
Address:  
Postcode:  
Telephone number:  
Email address:



#### B1. Which part of the Local Plan is this representation about?



<input type="text"/>	Paragraph (B1a)
<input type="text" value="HP7"/>	Policy (B1b)
<input type="text"/>	Policies map (B1c)

**B1a Which paragraph?**

n/a

**B1b Which policy?**

HP7 Adaptable and Accessible Dwellings

**B1c Which part of the policies map?**

n/a

**B2. Do you think the Publication Local Plan is:**

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

**B3. Please provide detail you have to support your answers above**

Whilst we recognise the need to provide adaptable and accessible new homes in Fareham, Policy HP7 should enable greater flexibility in regard to the percentage of dwellings to meet adaptable standards, to ensure it reflects any changing need during the course of the plan period and individual site circumstances.

National Planning Policy Guidance is clear that, where there is an identified need, optional technical standard can be used to increase supply of accessible and adaptable homes, but the NPPG requires this to be on the basis that the need has *"to be based on evidence of need, viability and consideration of site specific factors"* (paragraph 009 reference ID: 63-009-20190626). The policy does not allow these factors to be taken into consideration and is therefore not consistent with National Planning Policy Guidance.

**B4a. What modifications(s) is necessary to make the Local Plan legally compliant and or sound?**

In respect the blanket requirement for accessible and adaptable dwellings standards on all sites, these are considered inflexible, and specific wording should be added to caveat the policy, confirming exceptions can be made where applicants / applications can demonstrate achievement of a standard is not possible, practical or economically

viable in relation to a development proposal in order to accord with the national Planning Policy Guidance.



**B4b. How would the modification(s) you propose make the Local Plan legally compliant or sound?**

Providing a flexible approach would ensure the plan is able to adapt to changing circumstance, site specific circumstances and maintains consistency with national policy.

**B4c. Your suggested revised working of any policy or text:**

Add text: "Unless it can be demonstrated that accessible or adaptable dwellings are not required, would make a development unviable or are not practical from a site-specific basis."

**B5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?**

Yes: ☒

No: ☐

**B5a. Please outline in the box below why you consider it necessary to take part in the hearing session(s):**

Miller Homes should be provided with an opportunity to participate at the hearing part of the examination. The issues raised in regard to the soundness of the Draft Local Plan, in the submitted representation, require detailed examination before an independent inspector.

Prime (UK) Developments Ltd is submitting representations to Fareham Borough Council regarding the Revised Publication version of the Local Plan. Prime has a legal interest on land at Sopwith Way, Swanwick. The plan attached shows the site.

The wording of policy H1 regarding housing supply, as currently written, is objected to. The policy text acknowledges that it does not meet NPPF requirements to provide housing needed for different groups, including but not limited to those set out in NPPF 62. Furthermore, the Local Plan itself sets out that it does not meet the requirement for 10% of sites to be under 1ha as required by NPPF 69.

There is no compelling evidence provided within the Local Plan to demonstrate that windfall sites will provide a reliable source of supply, or where they could be delivered. For example, it is not clear that the settlement boundary review document within the evidence base and changes to the settlement boundary will deliver any quantum of housing.

Overall, there is a lack of sites allocated within the Local Plan to meet the known housing need within the authority area for all different types of housing need.

As such, the policy is not sound or in accordance with national policy which is a requirement of NPPF 35.

Policy HP8 is objected to. It is already known that there is not enough available land within the urban area boundaries to accommodate all currently known general housing need, let alone specialist housing.

The Specialist Housing Topic Paper acknowledges the demographic changes and the population aged 65+ in Fareham is already above the national and Southeast averages, these are only set to increase by the end of the plan.

Given these known demographic changes in Fareham, the requirement for specialist housing is only going to increase. As such this policy is not positively prepared nor will it boost the supply of housing. As currently set out, it will lead to a shortage of specialist housing as the supply will not be able to keep up with demand, it will also lead to an unnecessary burden upon Council resources due to planning by appeal and not support the plan-led system.

The evidence base paper on specialist housing utilises SHOP@ tool to consider future demand for specialist elderly housing accommodation in Fareham, this is one of a number of tools available to determine future need it is not clear if any other data sources or tools have been used to ensure this is a robust position for the plan period.

To be positively prepared the policy should seek to allocate housing sites to meet the known demand. This is a requirement of the PPG which states

*“Plans need to provide for specialist housing for older people where a need exists.”*

The PPG includes a paragraph regarding allocating sites for specialist housing for older people, which continues

*“This may be appropriate where there is an identified unmet need for specialist housing. The location of housing is a key consideration for older people who may be considering whether to move (including moving to more suitable forms of accommodation).”*

Whilst the PPG suggests locational factors could include public transport and town centres, it is important to acknowledge Fareham as a rural area, in which people will want the choice to live in an area similar to what they are used to and this is likely to not be in an urban or town centre location. Such an approach would accord with NPPF 85 which required planning policies to recognise that sites to meet local business and community needs in rural areas may have to be found outside of existing settlements.

Furthermore, specialist elderly housing creates local employment, both direct jobs e.g. carers, house and building management, catering, entertainment and activities, as well as supply chain jobs. NPPF 84 calls for planning policies to support the sustainable growth of all types of business in rural areas.

Additionally, the Local Plan is silent on the needs of people with dementia. Nationally this is an increasing long-term health condition that requires specialist housing for those suffering from the disease. Given the increasing aging demographic in Fareham over the plan period, the requirement for specialist dementia housing is going to be significant within the Borough. As such the Local Plan should be supporting specialist housing designed to support those living with dementia.

Land at Swanwick Lane is a deliverable and developable site to support the need for specialist elderly accommodation. It should be allocated as such to deliver a 60-bedroom residential, nursing and dementia care home. It is not subject to any statutory or non-statutory constraints. Within the “Technical Review of Areas of Special Landscape Quality and Strategic Gaps” it sits within an area of ribbon development, categorised as part of the character of the local area and the development of the site will accord and continue this ribbon character.

Within the SHLAA (id. 3109), the site was considered as part of a wider site at a scale which is considered to be out of keeping with the character of the area, however bringing the site forward for specialist housing in accordance with the attached plan on land to the south of this wider land addresses this concern.

Access to the site is achievable and available via Sopwith Way, which is suitable to accommodate traffic in connection to the development.

The site is currently used as paddocks and low scale agriculture, with a low biodiversity rating. The development of the site would not lead to the loss of best agricultural land or land productively used for food creation or other alternative beneficial uses. The development of the site can create a biodiversity net gain. Calculations have shown that this could comfortably exceed a 10% biodiversity net gain. Furthermore, the opportunity exists within the wider site to create an extension to the Nature Reserve, secured via the development of the care home leading to greater biodiversity net gains as well as creating a new location for nitrate offsetting.



Given the immediate proximity of the significant employer at NATS, Swanwick Lane, it is also suitable from an employment perspective, as a 60-bed care home will generate circa. 80 jobs supporting the local economy.

Additionally, job creation within this location will create an added green travel benefit. Alongside NATS and other adjacent employers and publicly accessible spaces (e.g. Swanwick Lakes Nature Reserve), a critical mass can be created to support a public transport (bus) service serving this immediate location, with the added benefit of being available to the wider community of Swanwick.

In summary, the Revised Publication version of the Local Plan is not currently sound for the reasons set out above. Policies H1 and HP8 require significant changes in order to support the housing needs of all the community, including elderly specialist housing. The site at Sopwith Way is immediately deliverable and developable to meet the increasing need for specialist housing in Fareham. It creates an opportunity to deliver sustainable development with significant economic, social and environmental benefits and should be allocated to support the Government's objective of significantly boosting the supply of homes where needed and the needs of specific housing requirements.



# Fareham Borough Council Local Plan 2037

**Revised Regulation 19 Consultation**

July 2021



[gladman.co.uk](https://www.gladman.co.uk)



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# 1 INTRODUCTION

## 1.1 Context

**1.1.1** Gladman welcome the opportunity to comment on the Fareham Borough Council Local Plan Regulation 19 consultation and request to be updated on future consultations and the progress of the Local Plan.

**1.1.2** Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the development plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Examinations in Public.

**1.1.3** The Council will need to carefully consider its policy choice and ensure that the proposed approach positively responds to the revised National Planning Policy Framework (2019). There will also be a need to take consideration of changing circumstances associated with national planning policy and guidance over the course of the plan preparation period, including the Government's emerging proposals for the planning system, as set out in the Ministry for Housing, Communities and Local Government (MHCLG) consultations on "Changes to the Current Planning System, August 2020", "Planning for the Future, August 2020" and "National Planning Policy Framework and National Model Design Code: consultation proposals".

## 1.2 Plan Making

**1.2.1** The National Planning Policy Framework sets out four tests that must be met for Local Plans to be considered sound. In this regard, we submit that in order to prepare a sound plan it is fundamental that it is:

- **Positively Prepared** – The Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be an appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base.

- 
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

## 2 LEGAL COMPLIANCE

### 2.1 Duty to Cooperate

- 2.1.1** The Duty to Cooperate is a legal requirement established through Section 33(A) of the Planning and Compulsory Purchase Act 2004, as amended by Section 110 of the Localism Act. It requires local authorities to engage constructively, actively and on an ongoing basis with neighbouring authorities on cross-boundary strategic issues throughout the process of Plan preparation. As demonstrated through the outcome of the 2020 Sevenoaks District Council Local Plan examination and subsequent Judicial Review, if a Council fails to satisfactorily discharge its Duty to Cooperate, this cannot be rectified through modifications and an Inspector must recommend non-adoption of the Plan.
- 2.1.2** Whilst Gladman recognise that the Duty to Cooperate is a process of ongoing engagement and collaboration, as set out in the Planning Practice Guidance (PPG) it is clear that it is intended to produce effective policies on cross-boundary strategic matters. In this regard, Canterbury must be able to demonstrate that it has engaged and worked with neighbouring authorities, alongside their existing joint working arrangements, to satisfactorily address cross-boundary strategic issues, and the requirement to meet any unmet housing needs. This is not simply an issue of consultation but a question of effective cooperation.
- 2.1.3** The revised Framework (2019) introduced a number of significant changes to how local planning authorities are expected to cooperate including the preparation of Statement(s) of Common Ground (SoCG) which are required to demonstrate that a plan is based on effective cooperation and has been based on agreements made by neighbouring authorities where cross boundary strategic issues are likely to exist. Planning guidance sets out that local planning authorities should produce, maintain, and update one or more Statement(s) of Common Ground (SoCG), throughout the plan making process<sup>1</sup>. The SoCG(s) should provide a written record of the progress made by the strategic planning authorities during the process of planning for strategic cross-boundary matters and will need to demonstrate the measures local authorities have taken to ensure cross boundary matters have been considered and what actions are required to ensure issues are proactively dealt with e.g. unmet housing needs.

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<sup>1</sup> PPG Reference ID: 61-001-20180913

- 2.1.4 The issue is particularly crucial for the Fareham Local Plan given the work currently being undertaken through the Partnership for South Hampshire (PfSH) which is seeking to identify Strategic Development Opportunity Areas to address identified unmet need across the sub-region.
- 2.1.5 The PfSH is currently working on a new SOCG between all the constituent authorities which will effectively supersede the Spatial Position Statement (June 2016). Paragraph 3.17 of the submission Local Plan confirms that bilateral conversations with neighbouring authorities have been undertaken and the Council is aware of unmet needs arising across the region due to neighbouring borough's capacity to address any unmet need. The Council acknowledges at paragraph 4.4 that there is a significant likelihood of a substantial level of unmet housing needs in the sub-region with figures released in September 2020 suggesting unmet need in the sub-region of circa 10,750 dwellings. This figure is derived from 11 councils who are all at varying stages of plan preparation.
- 2.1.6 It is noted that Portsmouth City Council (PCC) have written to the Council requesting a contribution of 1,000 dwellings to assist in meeting their unmet housing needs. Gosport Borough Council (GBC) is also likely to have an issue with unmet housing need, currently estimated to be in the region of 2,500 dwellings
- 2.1.7 In principle, Gladman support the Council's decision to increase the housing target by 900 dwellings to contribute toward the unmet housing needs issue of the wider area. However, Gladman are concerned that without a signed SOCG between constituent authorities, it is difficult to consider whether this level of housing is sufficient to meet the wider needs of the area.
- 2.1.8 Gladman recommend that a further consultation which considers the outcome of the work of the PfSH will be required so that the Local Plan can reflect the outcome of that process prior to the submission of the Local Plan to the Secretary of State for examination.
- 2.1.9 Since effective cooperation is an ongoing issue, Gladman reserve the right to provide further comments in relation to this matter once further evidence and signed statements become available.



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## 2.2 Sustainability Appraisal

- 2.2.1** In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.
- 2.2.2** Fareham Borough Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, the Fareham Borough Local Plan's decision-making and scoring should be robust, justified and transparent.

## 3 NATIONAL PLANNING GUIDANCE

### 3.1 National Planning Policy Framework

3.1.1 On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework which was subsequently updated in February 2019 and July 2021. These publications are revisions to the initial 2012 Framework and implemented changes that were informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and Planning for the Future consultation.

3.1.2 The revised Framework introduced a number of major changes to national policy which provide further clarification to national planning policy as well as new measures on a range of matters. Crucially, national policy reaffirms the Government's commitment to ensuring up-to-date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, Paragraph 16 of the Framework (2021) states that Plans should:

***"a) Be prepared with the objective of contributing to the achievement of sustainable development;***

***b) Be prepared positively, in a way that is aspirational but deliverable;***

***c) Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;***

***d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;***

***e) Be accessible through the use of digital tools to assist public involvement and policy presentation; and***

***f) Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."***

- 3.1.3 To support the Government's continued objective of significantly boosting the supply of homes, it is important that the Local Plan provides a sufficient amount and variety of land that can be brought forward, without delay, to meet housing needs.
- 3.1.4 In determining the minimum number of homes needed, strategic plans should be based upon a local housing needs assessment defined using the standard method, unless there are exceptional circumstances to justify an alternative approach.
- 3.1.5 Once the minimum number of homes that are required is identified, the strategic planning authority should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. In this regard, paragraph 67 sets out specific guidance that local planning authorities should take into account when identifying and meeting their housing needs. While Annex 2 of the Framework (2021) provides definitions for the terms "deliverable" and "developable".
- 3.1.6 Once a local planning authority has identified its housing needs, these needs should be met as a minimum, unless any adverse impacts would significantly and demonstrably outweigh the benefits of doing so. This includes considering the application of policies such as those relating to Green Belt and giving consideration as to whether or not these provide a strong reason for restricting the overall scale, type and distribution of development (paragraph 11b)i.). Where it is found that full delivery of housing needs cannot be achieved (owing to conflict with specific policies of the NPPF), Local Authorities are required to engage with their neighbours to ensure that identified housing needs can be met in full (see Paragraph 35 of the NPPF 2021).
- 3.1.7 The July 2021 revision to the NPPF provides greater focus on the environment, design quality and place-making alongside providing additional guidance in relation to flooding setting out a Flood Risk Vulnerability Classification at Annex 3, the importance of Tree-lined streets and amendments to Article 4 directions. Additionally, Local Plans which have not yet progressed to Regulation 19 stage should ensure that where strategic developments such as new settlements or significant extensions are required, they are set within a vision that looks ahead at least 30 years (See paragraph 22).
- 3.1.8 The amendments coincide with the publication of the National Design Guide and National Model Design Code, a toolkit which helps local communities to shape local design needs

and provide guidance for creating environmentally responsive, sustainable and distinctive places with a consistent and high-quality standard of design.

## 3.2 Planning Practice Guidance

- 3.2.1** The Planning Practice Guidance (PPG) was first published by the Government to provide clarity on how specific elements of the NPPF should be interpreted. The PPG has been updated to reflect the changes introduced by the revised NPPF to national planning policy. The most significant changes to the PPG relate to defining housing need, housing supply and housing delivery performance.
- 3.2.2** The Standard Method was introduced by the Government to simplify the process of defining housing need, avoid significant delay in plan preparation and ultimately facilitate the Government's ambition to achieve 300,000 new homes annually.
- 3.2.3** Revisions to the PPG on the 20th February 2019 confirmed the need for local planning authorities to use the 2014-household projections as the starting point for the assessment of housing need under the standard method<sup>2</sup>.
- 3.2.4** It is also vital to consider the economic impact of COVID-19 and the long-term role that housing will play in supporting the recovery of the economy, both locally and nationally. We support the Council in its positive approach to plan for above the minimum requirement, which will enable Fareham to capture a larger proportion of the £7 billion yearly housebuilder contributions<sup>3</sup>. With 218,000 homes predicted not to be built due to COVID-19 from now to 2024/25<sup>4</sup>, it is also imperative that Fareham Borough Local Plan identifies sufficient land to support the delivery of homes.
- 3.2.5** In order for the housing needs for the whole plan period to be met, it will also be essential to provide sufficient headroom within the housing supply. In this regard, Gladman supports the Home Builders Federation's recommendation that local plan should seek to identify

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<sup>2</sup> PPG Paragraph: 005 Reference ID: 2a-005-20190220

<sup>3</sup> MHCLG (2020). 'Planning for the Future'. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907647/MHCLG-Planning-Consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf)

<sup>4</sup> Shelter & Savills (2020). 'Over 80,000 new homes will be lost in one year due to COVID chaos'. Available at: [https://england.shelter.org.uk/media/press\\_releases/articles/over\\_80,000\\_new\\_homes\\_will\\_be\\_lost\\_in\\_one\\_year\\_to\\_covid\\_chaos](https://england.shelter.org.uk/media/press_releases/articles/over_80,000_new_homes_will_be_lost_in_one_year_to_covid_chaos)

sufficient deliverable sites to provide a 20% buffer between the housing requirement and supply.

### 3.3 National Planning Policy Consultations

- 3.3.1 On the 6th August 2020, Government published the Planning for the Future White Paper setting out proposals for how it is seeking to 'radically reform' the planning system. The proposals are seeking to streamline and modernise the planning process.
- 3.3.2 A further consultation on immediate changes to the current planning system closed on 01 October 2020<sup>5</sup>. Of significant note is a proposed revised standard method for calculating local housing need, which proposed to incorporate a percentage of existing stock as the baseline of the calculation.
- 3.3.3 In December 2020 the Government published their response to the 'Changes to the Current Planning System'. This document provides an overview of the consultation responses before highlighting that it has been deemed that the most appropriate approach is to retain the Standard Method in the current form with an additional 35% uplift to the 'post-cap number' for 20 local authorities. The Government's rationale behind this approach is to increase home-building in existing urban areas to make the most of previously developed brownfield land over and above that in the existing standard method.
- 3.3.4 The latest correspondence from Government regarding the revisions to the Standard Method for calculating local housing need will not affect the minimum local housing need which Fareham Borough Council should Plan for.
- 3.3.5 In her speech at the State Opening of Parliament in May 2021, the Queen announced that the Government will introduce "laws to modernise the planning system, so that more homes can be built, will be brought forward...". Notes accompanying the speech confirm that a future Planning Bill will seek to create a simpler, faster, and more modern planning system that ensures homes and infrastructure can be delivered more quickly across England. Timings on the publication of the draft Planning Bill remain uncertain, however, subject to the outcomes of this process, the Government has signalled its intent to make rapid progress toward this new planning system through the swift introduction of new

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<sup>5</sup> Ministry of Housing, Communities & Local Government: Changes to the Current Planning System Consultation <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

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legislation to implement the changes. It will be important that the Council keeps abreast with the implementation of these changes to determine any potential implications for the Local Plan.

## 4 REVISED REGULATION 19 CONSULTATION

### 4.1 Vision and Objectives

4.1.1 In principle, Gladman support the Council's vision and objectives. In particular, we support the Plan's commitment to accommodating development to address the need for new homes and employment space in Fareham Borough and the commitment to ensuring a strong and diverse economy is delivered.

4.1.2 Notwithstanding this, it is considered the Plan could go further in its aims to support housing and economic growth of the wider sub-region with reference to assisting neighbouring authorities with any unmet housing needs. This is particularly important due to the ongoing work of the PfSH and outstanding evidence relating to unmet housing needs and how this will be redistributed across the PfSH area.

### 4.2 Strategic Policy DS1: Development in the Countryside

4.2.1 Strategic Policy DS1 states proposals for development in the countryside, which is defined as land outside the Urban Area boundary, will only be supported in a narrow set of circumstances.

4.2.2 Gladman are opposed to the use of settlement boundaries, as these are often used as an arbitrary tool to prevent otherwise sustainable proposals from going forward. The policy wording as currently drafted only allows for development in a narrow set of circumstances (i.e. replacement dwelling, previously developed land etc.) and does not allow for sufficient flexibility to respond to changes of circumstance such as a shortfall in housing supply. Gladman believe that this policy should be modified to a criteria-based policy which will provide a more appropriate mechanism for assessing the merits of individual development proposed, based on their specific circumstances and ability to deliver sustainable development rather than being discounted simply due to a sites location beyond an artificial boundary.

4.2.3 To achieve this; a criteria based approach would allow the plan to protect itself against unsustainable development whilst at the same time offering a flexible solution to the consideration of development opportunities outside these boundaries that are able to come forward to meet identified needs should the Council's housing land supply start to

fail. Gladman refer to the submission version of the Harbrough Local Plan, Policy GD2, which states:

***"in addition to sites allocated by this Local Plan and neighbourhood plans, development within or contiguous with the existing or committed built up area of the Market Harbrough, Key Centres, the Leicestershire Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where..."***

4.2.4 A series of criteria follows.

4.2.5 Clearly the policy here would need to reflect the local circumstances of Fareham but it does provide an example of a local authority taking a proactive approach to guiding development and ensuring that it can meet its housing target as well as plan for approaches if and when problems arise over the course of a plan period with regard to the delivery of allocated sites. Accordingly, Gladman recommend the use of a criteria-based policy should be included within the FLP to ensure housing needs are met in full.

4.2.6 In addition, the second element of the policy requires proposals to demonstrate that if they require a location outside of the urban area, do not significantly affect the integrity of a Strategic Gap and are not located on Best and Most Versatile (BMV) agricultural land. Gladman are unclear with the necessity of including this additional criteria as these matters are dealt with elsewhere within the FLP and therefore their inclusion in Policy DS1 leads to unnecessary duplication and not in accordance with the NPPF2019. As such, this element of the policy should be deleted as the finer details of each of these issues are dealt with elsewhere within the draft Local Plan

## 4.3 Strategic Policy DS2: Development in Strategic Gaps

4.3.1 The above policy identifies two Strategic Gaps whereby development proposals would 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.

4.3.2 Gladman consider that new development can often be located in countryside gaps without leading to the physical or visual merging of settlements, eroding the sense of separation between them or resulting in the loss of openness and character. It is important that such designations are supported by robust evidence and that the policy wording allows for sites to be considered on their individual merits. In this regard, the policy is currently worded in



a negative stance which may affect the consideration of development proposals. Gladman consider that the policy should be reconsidered in a positive manner and modified to allow for a balancing exercise to be undertaken which assesses any harm to the visual or functional separation of settlements against the benefits of the proposal rather than seeking to apply a blanket restriction on development in these areas.

## 4.4 Strategic Policy H1: Housing Provision

### Housing Need

- 4.4.1 Strategic Policy H1 makes provision for at least 9,560 net additional dwellings across the borough during the period 2021 – 2037.
- 4.4.2 Gladman support the Council's decision to revert back to the Standard Methodology as calculated through national guidance which sets a minimum provision of 541 dwellings per annum. Although it should be remember that the housing need figure calculated through the Standard Method should be considered as a starting point as it does not take into account other factors which affect demographic behaviours (e.g. affordability, economic adjustments etc).

### Phasing

- 4.4.3 Policy H1 outlines the Council's intention to phase the delivery of the housing requirement over the plan period. The housing requirement is phased as follows:
- Approximately 900 dwellings (averaging 300 dwellings per annum) between 2021/22 and 2023/24
  - Approximately 2,180 dwellings (averaging 545 dwellings per annum) between 2024/25 and 2027/28,
  - Approximately 6,480 dwellings (averaging 720 dwellings per annum) between 2028/29 and 2036/37.
- 4.4.4 The result of this element of the policy acts to artificially suppress the delivery of development in the early years of the plan due to strategic site issues given the majority of housing supply comprises of the Welborne Garden Village. Indeed, the Council has not achieved annual delivery figures in excess of 450 dwellings since 2007-08 so it is unclear how

the Council expects to achieve these delivery rates especially towards the back end of the plan period without a sufficient supply and mix of housing sites.

4.4.5 The Framework is clear in its intention to boost significantly the supply of housing. This strategy is further underlined by the buffers applied by national policy and the PPG's approach that requires local authorities to meet housing shortfall within a five year period.

4.4.6 Gladman consider that the backloading of land supply will likely threaten the overall deliverability of the Plan. Should the Council fail to deliver these higher rates towards the end of the plan period, there is little flexibility or opportunity provided to ensure the housing requirement can be met in full. The phasing approach is therefore unsound and should be deleted and replaced with a flat annual requirement of 541 dpa.

#### **Buffer**

4.4.7 The Council have included a 11% supply buffer to allow for contingency for under delivery associated with the reliance on large strategic sites within the housing supply.

4.4.8 Gladman would suggest that given the uncertainty surrounding both the delivery of strategic scale sites and the potential for unmet need within the wider sub-region, that this contingency should be increased to 20% which reflects the Home Builders Federation's advice.

#### **Housing Provision**

4.4.9 To ensure the soundness of the Plan, Gladman submit that additional housing land is needed to ensure that the Council is able to demonstrate a robust supply of housing land should any of the sites within the Council's supply slip away. This is particularly important due to the reliance on sites with resolutions to grant planning permission and the vast majority of the Council's supply comprising of the Welborne Garden Village.

4.4.10 Whilst Gladman does not wish to comment on the suitability of sites selected, the Council will need to be able to demonstrate that sites will come forward as anticipated and take account of site specific issues and/or reflects the requirements and timescales of key infrastructure to be provided by sites selected. It is imperative that these assumptions are made in collaboration with landowners/land promoters to ensure these details are up-to-date at the point of submission. In this regard, it is difficult to assess the Council's consideration of sites as the Housing Trajectory at Appendix B only provides a cursory

overview of expected delivery rates over the plan period and does not provide an individual break down of anticipated delivery rates on individual sites. As such, Gladman reserves the right to provide further detailed comments at the examination should further information be made available.

- 4.4.11 To ensure the effectiveness of the Plan in ensuring a supply of specific deliverable sites sufficient to maintain a five year housing requirement over the course of the plan period, additional allocations are considered necessary. Indeed, the planning committee has resolved to grant outline planning permission for Welborne Garden City in October 2019 to provide up to 6,000 dwellings over the plan period and beyond. There are a number of key factors that can affect the delivery of Garden Villages, Strategic Sites and smaller scale development opportunities such as the signing of s106 agreements, reserve matters applications and improvements to infrastructure prior to development commencing, discharge of planning conditions, marketing of development and so on, all of which can affect the delivery of homes. The Council will need to avoid a continued reliance associated with the Garden Village and large scale strategic allocations over the plan period and instead allocate additional housing land to ensure a competitive and responsive supply of housing is available to support housing delivery of the Council's large strategic allocations.

## 4.5 Policy HP1: New Residential Development

- 4.5.1 Policy HP1 states residential development within the urban area boundary will be supported in principle. Residential development in locations outside of the urban area boundary will only be permitted if it involves the conversion of an existing non-residential building or it is for a replacement dwelling which is of an appropriate character to the location.
- 4.5.2 Gladman do not consider the above policy to be positively prepared as it is restrictive and goes against the ethos of the Framework to significantly boost the supply of housing. The policy should be amended to be flexible in accordance with the approach outlined in section 4.2 of these representations.

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

- 4.6.1 The above policy states new small-scale development outside the urban area boundary, as shown on the policies map, will be permitted where a site is located within or adjacent to

existing areas of housing; or well related to settlement boundary and is within reasonable walking distance to a good bus service route or train station.

4.6.2 In principle, Gladman support the inclusion of this policy which allows for small scale development beyond the urban area. However, we would question the decision to limit development to no more than 4 units as this is contrary to the ethos of the Framework which seeks to significantly boost housing supply. Gladman consider such a policy should be included within the draft Local Plan without any limitations on size of development to ensure the Council are able to demonstrate a strong and robust housing land supply should sites identified slip away.

4.6.3 In addition, Gladman query how a decision maker is expected to apply this policy consistently and with ease as it contradicts the approach taken in Policy HP1 and reinforces the need for Policy HP1 to be deleted and the criteria listed to be amalgamated into Policy H2.

## 4.7 Policy HP4: Five Year Housing Land Supply

4.7.1 Policy HP4 outlines the Council's approach to circumstances where it cannot demonstrate a five year housing land supply, a criteria then follows. In principle, Gladman support this approach but would suggest that the policy is modified to 'may be will be permitted where they meet the following criteria' as opposed to the current use of wording.

4.7.2 Criterion (a) of the proposed policy suggests that a site needs to be relative in scale to the demonstrated shortfall in the housing land supply. A proposal which comes forward which is considered to be sustainable and in conformity with other policies of the Local Plan should be considered to be acceptable in planning terms regardless of whether it is relative to the scale and size of the housing land supply shortfall. Gladman consider that the reference to scale should be removed in order to allow for additional flexibility in the supply of housing as it will assist the Council in ensuring that a 5 year housing land supply can be maintained going forward.

4.7.3 In addition, Criterion (b) states that a site should be adjacent to the existing urban settlement boundaries to be considered sustainable. This criterion is too onerous as sites which are well related to, but not directly adjacent to existing settlements could, be considered to be sustainable when assessed against policies contained in the Local Plan as a whole. Again, Criterion (b) should be amended to reflect this.

## 4.8 Policy HP7: Adaptable and Accessible Dwellings

4.8.1 Policy HP7 requires at least 15% of all new dwellings to be built to optional building regulation M4(2) and on all schemes over 100 dwellings, at least 2% of private housing and 5% of affordable housing shall be provided as wheelchair accessible category M4(3) standard.

4.8.2 In this regard, Gladman refer to the PPG which provides additional guidance on the use of these optional standards. The Council need to ensure that this policy is in line with the guidance and that the justification and specific detail of the policy take account of the various factors which the PPG refers to:

***"Based on their housing needs assessment and other available datasets it will be for the local planning authorities to set out how they intend to approach the need for Requirement M4(2) (accessible and adaptable dwellings), and / or M4(3) (wheelchair user dwellings), of the Building Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:***

- ***The likely future need for older and disabled people (including wheelchair user dwellings).***
- ***Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes, or care homes).***
- ***The accessibility and adaptability of existing stock.***
- ***How needs vary across different tenures.***
- ***The overall impact of viability".<sup>6</sup>***

4.8.3 Gladman note that these technical standards have deliberately been set as optional standards which, if to be included as a policy in the FLP, would need to be justified by robust evidence.

4.8.4 When considering this policy, the Council need to be aware of the impact that these requirements, particularly M4(3) have on scheme viability (due in part to size requirements)

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<sup>6</sup> PPG ID: 56-007-20150327

and the knock-on effects that this could have on the delivery of much needed housing. In order to be able to include such requirements in the Local Plan, the Council will need to be able to robustly justify the inclusion and demonstrate that consideration has been given to this requirement within the viability study. The provision of M4(3) wheelchair user dwellings, is far more onerous in terms of size requirements; therefore, it is crucial that the implications of the proposed policy requirement have been properly tested.

4.8.5 In addition to this, with regard to M4(3) Gladman refer to the PPG which states

***"Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.***

***Local plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling."***<sup>7</sup>

4.8.6 This clearly demonstrates that M4(3) should only be applied to affordable homes within the Council's control and therefore Policy HP7 should be updated to reflect this and reference to private homes deleted.

4.8.7 Gladman submit that the Council must be able to demonstrate through robust evidence the justification for these policy requirements within the Local Plan in order for them to be found sound at examination. The NPPF footnote 49 states:

***"Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties..."***

4.8.8 Gladman do not consider that a general reference to an ageing population to be sufficient justification for the inclusion of these policy requirements. In this regard, Gladman refer to the Inspector's report for the Derby Local Plan (December 2016), which at paragraph 117 states

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<sup>7</sup> PPG ID: 56-009-20150327

***"Although there is general evidence of an ageing population in the SHMA, having regard to the PPG this does not amount to the justification required for the LP to include the optional standards and the specific proportion of Part M4(2) dwellings..."***

## 4.9 Policy HP9: Self and Custom Build Homes

4.9.1 Whilst Gladman support the inclusion of a policy in relation to self-build and custom build units, as this is in line with Government aims and objectives, we raise concerns regarding the detail within this policy.

4.9.2 It is expected that on sites of 40 dwellings or more (gross), 10% of the overall dwellings shall be provided through the provision of plots for self and custom build homes. Gladman welcome the flexibility provided by this policy which recognises that plots which do not sell within 12 months of initial promotion, are able to be developed for housing other than self-build homes.

4.9.3 However, Gladman query the evidential justification for 40 dwellings (gross) being the trigger for the provision of self-build and custom build housing. The Council's Self Build Register only identifies 180 residents which does not translate to demand for this form of housing. Gladman consider that this policy would benefit from re-wording to state that, rather than being required on all schemes of 40 or more dwellings, that if up-to-date evidence indicates that there is a demand in the particular location then schemes are encouraged to make provision. Such a modification would help ensure that market housing is not unnecessarily delayed for a period of 12 months if there is no interest in self-build housing on individual sites.

## 4.10 Policy D5: Internal Space Standards

4.10.1 Policy D5 requires all new dwellings, including subdivisions and conversions to meet the nationally described space standards (NDSS) or future equivalent as a minimum.

4.10.2 In this regard Gladman refer to the Written Ministerial Statement (WMS) dated 25th March 2015 which confirms that:

***"The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG".***

4.10.3 Furthermore with particular reference to the NDSS the PPG confirms:

***"where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies".<sup>8</sup>***

4.10.4 If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the PPG, including need, viability and impact on affordability.

4.10.5 The Council will need to provide robust evidence to justify the inclusion of the space standards within a policy in the Local Plan. Similarly to the accessibility standards, if it had been the Government's intention that all properties were built to these standards then these standards would have been made mandatory rather than optional.

4.10.6 Gladman's concerns regarding the optional national space standards relates to the additional cost and the implications for affordability. Where, for example, a housebuilder would normally build a standard 2-bedroom unit at 72sqm, the national space standards would require the dwellings to have certain dimensions which would mean they could only be built at a minimum of 79sqm, which could add significantly to the cost of the property and in turn increase the cost of an entry level 2-bedroom house, further exacerbating the affordability issues in the area.

4.10.7 The Council need to take these factors into account and will need robust evidence on both need and viability to support the proposed policy requirements outlined in Policy D5.

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<sup>8</sup> PPG ID: 56-020-20150327.



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## 5 CONCLUSIONS

### 5.1 Summary

- 5.1.1 Gladman welcomes the opportunity to comment on the Fareham Borough Local Plan Regulation 19 Revised Consultation. These representations have been drafted with reference to the revised National Planning Policy Framework (NPPF2021) and the associated updates that were made to Planning Practice Guidance.
- 5.1.2 Gladman have provided comments on a number of the issues that have been identified in the Council's consultation material and recommend that the matters raised are carefully explored during the process of undertaking the new Local Plan.
- 5.1.3 We hope you have found these representations informative and useful towards the preparation of the Fareham Borough Local Plan and Gladman welcome any future engagement with the Council to discuss the considerations within forwarded documents.







## Regulation 19 – Submission Draft

Project:	Land west of Downend Rd, Portchester	Date:	28 July 2021
Subject:	Fareham Local Plan	Reference:	249501F

### Representation made to Fareham's Draft Local Plan 2037

Formal submission of representation will be made on 28 July via email to Fareham Borough Council.

### Response to consultation form

#### A1. Is an agent appointed:

Yes: ☒

No: ☐

#### A2. Please provide your details:

Title: c/o agent  
First name:  
Last name:  
Job title:  
Organisation: Miller Homes  
Address:  
Postcode:  
Telephone number:  
Email address:

#### A3. Please provide the Agent's details:

Title: Mrs  
First name: Lindsay  
Last name: Goodyear  
Job title: Associate Director  
Organisation: Terence O'Rourke Ltd  
Address:  
Postcode:  
Telephone number:  
Email address:





**B1. Which part of the Local Plan is this representation about?**

<input type="text"/>	Paragraph (B1a)
<input type="text" value="HP9"/>	Policy (B1b)
<input type="text"/>	Policies map (B1c)

**B1a Which paragraph?**

n/a

**B1b Which policy?**

*HP9 Self and Custom Build Homes*

**B1c Which part of the policies map?**

n/a

**B2. Do you think the Publication Local Plan is:**

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

**B3. Please provide detail you have to support your answers above**

Miller Homes continues to question the requirement to provide self-build provision on sites of more than 40 dwellings because of the practical implication of delivery and lack of need. The supporting Background Paper 'Self and custom build housing' September 2020, notes that only 79 people are registered on the Council's self-build list, with a range of different requirements that they are looking for, so not all registered would want a plot on a development site. Equally, if all development over 40 dwellings provided 10% of the scheme as custom and self build, they would be likely to be a significant oversupply. This policy approach is not achievable, or justified by demand.

Most strategic-scale sites are brought forward by housebuilders, who seek to masterplan their developments in a holistic way and provide appropriate controls over the shared infrastructure and open space. As such it is considered extremely challenging to incorporate self-build plots effectively into strategic sites. Miller does not object to the inclusion of self-build opportunities within the emerging Plan, but considers that specific sites should be identified for this sole purpose. If the LPA continues with the inclusion of self-build housing on large development sites, it should be supported with appropriate evidence to demonstrate such demand, and parameters should be established within policy to ensure overall conformance with the masterplan and architectural style.



**B4a. What modification(s) is necessary to make the Local Plan legally compliant and or sound?**

The approach to Self and custom build needs to be reconsidered by the council to deliver specific sites, solely for that purpose.

**B4b. How would the modification(s) you propose make the Local Plan legally compliant or sound?**

Specific self and custom build plots would be an appropriate strategy, that would ensure the plan takes positive steps to plan towards meeting the identified need.

**B4c. Your suggested revised working of any policy or text:**

This would be for the council to review and reconsider appropriate allocations to meet the demand.

**B5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?**

Yes: ☒

No: ☐

**B5a. Please outline in the box below why you consider it necessary to take part in the hearing session(s):**

Miller Homes should be provided with an opportunity to participate at the hearing part of the examination. The issues raised in regard to the soundness of the Draft Local Plan, in the submitted representation, require detailed examination before an independent inspector.

**Respondent: mr Graham Bell (297-471714)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

My name is Graham Bell and i live adjacent to the land proposed for three additional Gypsy pitches ,namely 91 Burridge road . 1 my first point is that the requirement is not relevant as the current occupants Mr and Mrs Barney have put in several planning applications for permanent residential housing on the proposed site for one or more permanent houses thus concluding that there is not a specific requirement for Gypsy sites but a requirement for permanent housing . 2 The land and the plot do not comply with any of the points noted as being suitable for a Gypsy plot eg HP11 point a,b,c,d,e,and f 3 The situation is a result of a desire for planning approval from the council for permanent housing and not a gypsy pitch requirement which legally negates the qualification for the need as it can be accommodated within H1 or HP4 4 the local plan itself i do believe is not positively prepared or effective as this proposal does nit provide an agreeable solution for the local residents and the current occupiers who are the people that are impacted by the plan . It does exacerbate the conflict between the local council and the inspectorate who seem to be at odds previously and now on an issue that is of their own creation . this in my opinion is not a satisfactory service provided by state bodies to its citizens

**What modification(s) is necessary to make the Revised Pub...**

consult with the current occupiers , residents local authority and inspectorate to allow a solution that would be amenable to all

**How would the modification(s) you propose make the Revise...**

remove the proposed Gypsy site proposal as there is not a requirement , the requirement is for permanent housing and the traveller policy is being abused

**Your suggested revised wording of any policy or text:**

The need for gypsy plots in the Burridge area is not substantiated . future needs if arise can be accommodated in a more suitable location that is more sustainable and can accomodate more than 3 further pitches . Varios sites available to local council

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

i feel it necessary as the fundamental need for the gypsy sites is not required and it is permanent housing that is required and feel that the local authority and inspectorate are ignoring this point that i can make representation on

**Respondent: Mr Michael Edwards (107-171145)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

The Local plan to site 3 additional gypsy pitches at Burr ridge Road is neither effective nor is there a real need. The family concerned have made various planning applications for permanent dwellings on this site. The most recent of which (see Appeal Ref: APP/A1720/W/18/3209865) was refused in 2019. Apart from the cited planning policies, one of the Inspector's reasons for refusal was that it would be intrusive on the occupants of the current mobile home. It was in fact the same occupants of the mobile home that wanted the permanent dwelling. The "need" for the Gypsy allocation as per HP11 and specifically HA45 only exists because of the refusal of FBC to approve permanent dwellings on the site. I reside directly opposite the site and have had extensive personal contact with the residents. They (Mr & Mrs Barney) do not want to reside in a temporary gypsy caravan/mobile home. They do not want their extended family to reside in temporary gypsy caravans/mobile homes. They want permanent dwellings. The present situation proposed in HA45 is not the wish of the gypsy family, it gives FBC a problem that it could avoid and is costing the residents of Burr ridge Road up to 20% of the market value of their properties. In my case this is in excess of £200,000 for which there is apparently no recompense. Everybody can win if FBC reviewed a future planning application/s for permanent dwellings on the site. Site owner happy, Local residents happy, FBC problem goes away and the proposed housing allocation for the Borough is increased. I have suggested to the site owners and to the Leader of FBC that the first step may be a planning application similar to the one made in 2019 be considered. The difference being that the permanent dwelling to be sited to the frontage of the property (where the current mobile home is situated) followed by outline plan for 3 further permanent houses to the rear. It may be necessary to use the site for up to 3 temporary homes during the transition. I can be very confident that every householder in Burr ridge Road would be delighted ! The generic requirements of HP11 are the same as HP2 (Small scale development outside of the urban area). Thus, if the current local plan accepts the Gypsy site complies with HP11, it must also, de facto, comply with HP2. Given the scale of considerable building developments all around the Borough, it would appear disproportionate to refuse an application for such a small additional develop that only affects its immediate neighbours, from whom there would be no objection. I submit, therefore, that the Policy HP11 and Application HA45 fall as there is no actual need that cannot be accommodated by other means. In addition HA45 is not the most effective use of available development land.

**What modification(s) is necessary to make the Revised Pub...**

Revise stated need HP11 and amend HA45

**How would the modification(s) you propose make the Revise...**

More effective use of available development land and increase housing allocated. Removes the statement of need, which is a false need created by FBC planning application refusals. This can be rectified by taking a progressive view on any future planning application.

**Your suggested revised wording of any policy or text:**

HP11 to be revised to state that only one need has been identified AND that said need is only temporary, pending planning applications for permanent dwellings on site. HA45 should be set aside.

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

I do not trust FBC officials to tell the truth or give due recognition and consideration of this submission.



# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

☒ Yes

☐ No

A2 Please provide your details below:

Title:

Mr

First Name:

Steve

Last Name:

Carrington

Job Title: (where relevant)

Organisation: (where relevant)

Foreman Homes Ltd

c/o Agent

Address:

Postcode:

Telephone Number:

Email Address:

A3 Please provide the Agent's details:

Title:

Mr

First Name:

Steven

Last Name:

Brown

Job Title: (where relevant)

Organisation: (where relevant)

Woolf Bond Planning

The Mitfords, Basingstoke Road,  
Three Mile Cross,  
Reading

Address:

Postcode:

RG7 1AT

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

E1, E4b

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

See enclosed statement

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

See enclosed statement

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

See enclosed statement

B4c Your suggested revised wording of any policy or text:

See enclosed statement

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☒ Yes, I want to take part in a hearing session

☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

See enclosed statement.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

**Revised Submission Fareham  
Borough Local Plan 2037: Regulation  
19 Consultation (June 2021)**

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**Representations Submitted on behalf of:**

**Foreman Homes Ltd**



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**Policies:  
E1 and E4b**

---

**WBP REF: 7671**

**JULY 2021**



**Woolf Bond Planning**  
Chartered Town Planning Consultants

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4. CONCLUSIONS .....	<b>Error! Bookmark not defined.</b>



## **1. INTRODUCTION**

- 1.1. Our clients (Foreman Homes Ltd) have a controlling interest in land north of Military Road, Wallington. The Site has been assessed in the SHELAA as Site Ref: 3034.
- 1.2. As such, the Site has been promoted through earlier stages of the Local Plan process and has been acknowledged as a suitable location for growth within the Borough as indicated in the SHELAA.
- 1.3. Our clients' representations upon the Draft Local Plan can be summarised as relating to the following:

<b>Policy</b>	<b>Representation</b>
Policy E1 – Employment Land Provision	Support
Policy E4b – Land North of Military Road, Wallington	Support

## **2. POLICY E1: EMPLOYMENT LAND PROVISION**

### **General**

- 2.1 Policy E1 indicates that the Local Plan must make a provision for 121,964m<sup>2</sup> of new employment floor space over the period of 2021-2037. This provision is identified through a number of site allocations
- 2.2 The policy is in accordance with the National Planning Policy Framework's aim in building a strong, competitive economy, providing a range of types of sites throughout the borough to meet needs of future users. This policy is therefore supported.

## **3. POLICY E4d: FIVE-YEAR HOUSING LAND SUPPLY**

### **General**

- 3.1. Having regard to the representations and the earlier promotion of the site for the development for the purpose of employment, the evidence justifies the allocation of the site for 4750m<sup>2</sup> of employment space.
- 3.2. The Site is in an area that has an overriding 'urban fringe' character, due to the urban character of the adjoining industrial estate and waste transfer station. Visibility of the site is relatively limited due to existing vegetation. Access can be provided via Military Road.
- 3.3. The Site is currently subject to an outline application for up to 22 units of employment space and access from Military Road, Wallington (LPA Ref: P/20/0636/OA).
- 3.4. Foreman Homes commissioned CBRE to undertake a Market Assessment to demonstrate the need for this development in this area of the Borough. The Assessment concluded that there is a significant demand for employment units in Fareham and the wider Solent Region. It is therefore necessary to retain this allocation in future publications.

- 3.5. Policy sets out four criteria that any future development on this site must adhere to. The application adheres to all these points and is therefore considered acceptable and sustainable.

#### **4. CONCLUSION**

- 4.1. We trust the above comments are of assistance in preparing the necessary main modifications to provide for a sound Local Plan.
- 4.2. We welcome the opportunity to engage in constructive dialogue with the Council in relation to our observations, including the allocation of our client's site at Military Road, Wallington.
- 4.3. Additionally, we confirm that we wish to be notified of each further step in the preparation of the Local Plan, including its submission to the Inspectorate for examination.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

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You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

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The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

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You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

☒ Yes

☐ No

A2 Please provide your details below:

Title:

Mr

First Name:

Steve

Last Name:

Carrington

Job Title: (where relevant)

Organisation: (where relevant)

Foreman Homes Ltd

c/o Agent

Address:

Postcode:

Telephone Number:

Email Address:

A3 Please provide the Agent's details:

Title:

Mr

First Name:

Steven

Last Name:

Brown

Job Title: (where relevant)

Organisation: (where relevant)

Woolf Bond Planning

The Mitfords, Basingstoke Road,  
Three Mile Cross,  
Reading

Address:

Postcode:

RG7 1AT

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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E1, E4d

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

See enclosed statement

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

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B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☒ Yes, I want to take part in a hearing session

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Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

**Revised Submission Fareham  
Borough Local Plan 2037: Regulation  
19 Consultation (June 2021)**

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**Representations Submitted on behalf of:**

**Foreman Homes Ltd**



---

**Policies:  
E1 and E4d**

---

**WBP REF: 7671**

**JULY 2021**



**Woolf Bond Planning**  
Chartered Town Planning Consultants

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4. CONCLUSIONS .....	<b>Error! Bookmark not defined.</b>

## **1. INTRODUCTION**

- 1.1. Our clients (Foreman Homes Ltd) have a controlling interest in land at Standard Way, Wallington. The Site has been assessed in the SHELAA as Site Ref: 20. It was also proposed as an employment allocation for 2000m<sup>2</sup> (B1, B2 or B8 use) under Policy E5 of the 2017 consultation draft Local Plan. It was removed in the previous revision of the Local Plan but has been re-allocated in the latest incarnation under policy E4d which is welcomed.
- 1.2. As such, the Site has been promoted through earlier stages of the Local Plan process and has been acknowledged as a suitable location for growth within the Borough as indicated in the SHELAA.
- 1.3. Our clients' representations upon the Draft Local Plan can be summarised as relating to the following:

<b>Policy</b>	<b>Representation</b>
Policy E1 – Employment Land Provision	Support
Policy E4d – Standard Way, Wallington	Support

## **2. POLICY E1: EMPLOYMENT LAND PROVISION**

### **General**

- 2.1 Policy E1 indicates that the Local Plan must make a provision for 121,964m<sup>2</sup> of new employment floor space over the period of 2021-2037. This provision is identified through a number of site allocations
- 2.2 The policy is in accordance with the National Planning Policy Framework's aim in building a strong, competitive economy, providing a range of types of sites throughout the borough to meet needs of future users. This policy is therefore supported.

## **3. POLICY E4d: FIVE-YEAR HOUSING LAND SUPPLY**

### **General**

- 3.1. Having regard to the representations and the earlier promotion of the site for the development for the purpose of employment, the evidence justifies the allocation of the site for 2000m<sup>2</sup> of employment space.
- 3.2. The Site is in an area that has an overriding 'urban fringe' character, due to the urban character of the adjoining industrial estate and waste transfer station. Visibility of the site is relatively limited due to existing vegetation. Access can be provided via Standard Way.
- 3.3. The Site is currently subject to an outline application for up to 2000m<sup>2</sup> of employment space and access from Standard Way, Wallington (LPA Ref: P/19/0169/OA).
- 3.4. Foreman Homes commissioned CBRE to undertake a Market Assessment to demonstrate the need for this development in this area of the Borough. The Assessment concluded that there is a significant demand for employment units in Fareham and the wider Solent Region. It is therefore necessary to retain this allocation in future publications.
- 3.5. Policy sets out four criteria that any future development on this site must adhere to. The proposal meets all of these, apart from the vehicular access which is

proposed off Standard Way and not Military Road (although it is believed that this is just a mistake within the policy).

### **Changes to the Policy**

- 3.5 The policy states that primary vehicle access shall be obtained from Military Road, this should be changed to **Standard Way** in line with the live application.

## **4. CONCLUSION**

- 4.1. We trust the above comments are of assistance in preparing the necessary main modifications to provide for a sound Local Plan.
- 4.2 We welcome the opportunity to engage in constructive dialogue with the Council in relation to our observations, including the allocation of our client's site at Standard Way, Wallington.
- 4.3 Additionally, we confirm that we wish to be notified of each further step in the preparation of the Local Plan, including its submission to the Inspectorate for examination.

# FAREHAM Local Plan 2037

## Introduction

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# PERSONAL DETAILS

A1 Is an Agent Appointed?

☒ Yes

☐ No

A2 Please provide your details below:

Title:	Mr
First Name:	Steve
Last Name:	Carrington
Job Title: (where relevant)	
Organisation: (where relevant)	Foreman Homes Ltd
Address:	c/o Agent
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	Mr
First Name:	Steven
Last Name:	Brown
Job Title: (where relevant)	
Organisation: (where relevant)	Woolf Bond Planning
Address:	The Mitfords, Basingstoke Road, Three Mile Cross, Reading
Postcode:	RG7 1AT
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
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| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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E1, E4b

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
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Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**Policies:  
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**JULY 2021**



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4. CONCLUSIONS .....	<b>Error! Bookmark not defined.</b>

## **1. INTRODUCTION**

- 1.1. Our clients (Foreman Homes Ltd) have a controlling interest in land north of Military Road, Wallington. The Site has been assessed in the SHELAA as Site Ref: 3034.
- 1.2. As such, the Site has been promoted through earlier stages of the Local Plan process and has been acknowledged as a suitable location for growth within the Borough as indicated in the SHELAA.
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- 2.1 Policy E1 indicates that the Local Plan must make a provision for 121,964m<sup>2</sup> of new employment floor space over the period of 2021-2037. This provision is identified through a number of site allocations
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☐ No

A2 Please provide your details below:

Title:	Mr
First Name:	Steve
Last Name:	Carrington
Job Title: (where relevant)	
Organisation: (where relevant)	Foreman Homes Ltd
Address:	c/o Agent
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	Mr
First Name:	Steven
Last Name:	Brown
Job Title: (where relevant)	
Organisation: (where relevant)	Woolf Bond Planning
Address:	The Mitfords, Basingstoke Road, Three Mile Cross, Reading
Postcode:	RG7 1AT
Telephone Number:	<div></div>
Email Address:	<div></div>

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

E1, E4d

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

See enclosed statement

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

See enclosed statement

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

See enclosed statement

B4c Your suggested revised wording of any policy or text:

See enclosed statement

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☒ Yes, I want to take part in a hearing session

☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

See enclosed statement.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

**Revised Submission Fareham  
Borough Local Plan 2037: Regulation  
19 Consultation (June 2021)**

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**Representations Submitted on behalf of:**

**Foreman Homes Ltd**



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**Policies:  
E1 and E4d**

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**WBP REF: 7671**

**JULY 2021**



**Woolf Bond Planning**  
Chartered Town Planning Consultants



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## **1. INTRODUCTION**

- 1.1. Our clients (Foreman Homes Ltd) have a controlling interest in land at Standard Way, Wallington. The Site has been assessed in the SHELAA as Site Ref: 20. It was also proposed as an employment allocation for 2000m<sup>2</sup> (B1, B2 or B8 use) under Policy E5 of the 2017 consultation draft Local Plan. It was removed in the previous revision of the Local Plan but has been re-allocated in the latest incarnation under policy E4d which is welcomed.
- 1.2. As such, the Site has been promoted through earlier stages of the Local Plan process and has been acknowledged as a suitable location for growth within the Borough as indicated in the SHELAA.
- 1.3. Our clients' representations upon the Draft Local Plan can be summarised as relating to the following:

<b>Policy</b>	<b>Representation</b>
Policy E1 – Employment Land Provision	Support
Policy E4d – Standard Way, Wallington	Support

## **2. POLICY E1: EMPLOYMENT LAND PROVISION**

### **General**

- 2.1 Policy E1 indicates that the Local Plan must make a provision for 121,964m<sup>2</sup> of new employment floor space over the period of 2021-2037. This provision is identified through a number of site allocations
- 2.2 The policy is in accordance with the National Planning Policy Framework's aim in building a strong, competitive economy, providing a range of types of sites throughout the borough to meet needs of future users. This policy is therefore supported.

## **3. POLICY E4d: FIVE-YEAR HOUSING LAND SUPPLY**

### **General**

- 3.1. Having regard to the representations and the earlier promotion of the site for the development for the purpose of employment, the evidence justifies the allocation of the site for 2000m<sup>2</sup> of employment space.
- 3.2. The Site is in an area that has an overriding 'urban fringe' character, due to the urban character of the adjoining industrial estate and waste transfer station. Visibility of the site is relatively limited due to existing vegetation. Access can be provided via Standard Way.
- 3.3. The Site is currently subject to an outline application for up to 2000m<sup>2</sup> of employment space and access from Standard Way, Wallington (LPA Ref: P/19/0169/OA).
- 3.4. Foreman Homes commissioned CBRE to undertake a Market Assessment to demonstrate the need for this development in this area of the Borough. The Assessment concluded that there is a significant demand for employment units in Fareham and the wider Solent Region. It is therefore necessary to retain this allocation in future publications.
- 3.5. Policy sets out four criteria that any future development on this site must adhere to. The proposal meets all of these, apart from the vehicular access which is

proposed off Standard Way and not Military Road (although it is believed that this is just a mistake within the policy).

### **Changes to the Policy**

- 3.5 The policy states that primary vehicle access shall be obtained from Military Road, this should be changed to **Standard Way** in line with the live application.

## **4. CONCLUSION**

- 4.1. We trust the above comments are of assistance in preparing the necessary main modifications to provide for a sound Local Plan.
- 4.2 We welcome the opportunity to engage in constructive dialogue with the Council in relation to our observations, including the allocation of our client's site at Standard Way, Wallington.
- 4.3 Additionally, we confirm that we wish to be notified of each further step in the preparation of the Local Plan, including its submission to the Inspectorate for examination.

## **Representations by Southern Planning Practice Ltd under Regulation 19 on behalf of Frobisher Developments Ltd on the Fareham Local Plan 2037 Revised**

### **Introduction**

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2. These representations follow submissions made on the Regulation 18 consultation in October 2017 on the draft Local Plan and again in further consultation in December 2020.
3. Frobisher Developments Ltd welcome the amendments made to the Plan in particular:-
  - the allocation of more employment floorspace
  - taking a more flexible approach to employment uses
  - providing a greater choice of sites
4. The changes accord with the NPPF in helping to create the right conditions in which businesses can invest, expand and adapt, and where different locational requirements of businesses and submarkets drive the market.
5. Frobisher Developments Ltd strongly supports the allocation of Little Park Farm which makes a significant contribution to the employment strategy, by contributing to the range of sites that the Borough has to offer, giving more choice, offering freehold or leasehold options and with the strong locational advantage of having good access to the motorway.

### **Specific Commentary**

6. (6.3) As the application reference P/21/0077/FP for the upgrading of the access road to Little Park Farm demonstrates the work is being funded by the developer. In achieving the necessary infrastructure improvements in order to support the economic development the developers' contribution to help to fulfil this should also be recognised.
  - (i) The following text amendment in red is suggested:

The Council will work with partners, including the Solent LEP and Hampshire County Council, **and developers**, in order to achieve the necessary infrastructure improvements in order to support the economic development of the Borough.

7. 6.4(c) Live-work accommodation is not catered for in policy despite this being an aim of the Local Plan. It is mentioned in supporting text only, and then specifically in the context of development acceptable in the countryside.

- i. Policy E5 should be amended to align with the plan's aims.

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 (**excluding live-work units**); and
- ii. All appropriate alternative forms of employment use (**including live-work units**) 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
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8. 6.6 It is not only Covid which will affect the local economy, the shake up of business models, tax changes and supply chains following Brexit will also have an impact as adjustments are made by businesses. The Solent Freeport is just one example which will draw investment into the region, which includes the Borough.

9. 6.12 Agreed

10. 6.12.1 Certainly the bulk of supply has come from smaller warehouse (See comments made by Propernomics, submitted with our representations made in December 2020 attached hereto as Appendix 1 for ease of reference.) But there is a shortage of supply for medium and large warehouses and a strong demand for such as confirmed by Propernomics, Appendix 1 and Vail Williams, Schedule of Market Interests at Little Park Farm, Appendix 2.

11. 6.12.2 Agreed

12. Strategic Policy E2

Supported

13. 6.16 Our earlier economic paper identified different submarkets. The NPPF para 83 requires planning policies to address specific locational requirements of business. This is achieved by providing a spread of employment locations through the Borough but the role of local submarkets should also be recognised as they partly dictate which businesses go where. The text should be amended as highlighted in red: -

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14. 6.20 This is strongly supported. It is considered important to provide an oversupply. It is “far preferable to have a surplus of employment land in the Local Plan” not least for choice and because the nature of the market (especially for industrial and logistics space) means that supply is met by demand.<sup>1</sup> This will encourage sustainable economic growth, local and inward investment, overcomes potential barriers to business and is flexible enough to meet the employment needs of the Borough in accordance with the NPPF.

15. Site Specific Requirement

No objection

16. Policy E5: Existing Employment Areas

It is not clear why it is necessary to demonstrate that the proposal will create additional jobs to satisfy Policy E5. Alteration and redevelopment of premises may not always be driven by an expanding workforce. These works may be required for health and safety reasons, for reasons of efficiency (which does not necessarily translate to job creation) or to improve amenity. Proposals submitted for these reasons would fall foul of this policy. There is no requirement in the NPPF to demonstrate that economic proposals need to create jobs. Nor does the text of the policy justify it. This subclause should be deleted.

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14. 6.20 This is strongly supported. It is considered important to provide an oversupply. It is “far preferable to have a surplus of employment land in the Local Plan” not least for choice and because the nature of the market (especially for industrial and logistics space) means that supply is met by demand.<sup>1</sup> This will encourage sustainable economic growth, local and inward investment, overcomes potential barriers to business and is flexible enough to meet the employment needs of the Borough in accordance with the NPPF.

15. Site Specific Requirement

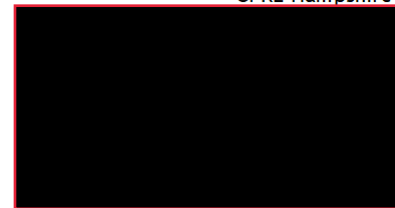
No objection

16. Policy E5: Existing Employment Areas

It is not clear why it is necessary to demonstrate that the proposal will create additional jobs to satisfy Policy E5. Alteration and redevelopment of premises may not always be driven by an expanding workforce. These works may be required for health and safety reasons, for reasons of efficiency (which does not necessarily translate to job creation) or to improve amenity. Proposals submitted for these reasons would fall foul of this policy. There is no requirement in the NPPF to demonstrate that economic proposals need to create jobs. Nor does the text of the policy justify it. This subclause should be deleted.

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<sup>1</sup> Propertonomics Employment Land Report Dec 2020



30<sup>th</sup> July 2021

FAO: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

**Fareham Local Plan 2037 Publication**  
**Revised Version Consultation**

Dear Sirs,

Please find attached comments from CPRE Hampshire regarding the Revised Version of the submission Fareham Local Plan 2037. We have only commented on those changes highlighted in red in the Revised Version and assume that our comments remain extant as per our submission on 15<sup>th</sup> December 2020. Our submission is attached as Appendix A.

It is important to state that it seems extremely strange to be filling in these arduous forms yet again. For those of us who are volunteers this is an onerous and time-consuming process, all done in our own free time.

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG for its housing numbers. CPRE Hampshire fundamentally rejects the use of out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG. We expect that the 2021 Census will confirm that the 2018-based projections have more validity and combined with the likely changes in demographics following Brexit and Covid, that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan. The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PfSH Spatial Strategy.

Furthermore, there has been challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation has asked ONS to make some more checks on this aspect of their projections. This is particularly relevant as the Fareham Local Plan seeks to take some housing for Portsmouth, which may not be required. Documents are attached as Appendices which relate to this matter.

We reiterate that CPRE Hampshire is extremely pleased to see that Fareham BC have approached their new Local Plan from a landscape-based perspective, a process which we wholly support. Furthermore, we fully endorse Fareham BC's inclusion of a Climate Change policy, which must underpin all other policies and spatial planning, but believe it could be more front and centre, as has been recommended by the most recent NPPF July 2021.

And we remain disappointed that there still seems to be no mention of a potential new South Hampshire **Green Belt** in this Revised Submission Version. In an earlier consultation by Fareham BC in July 2019, there were a number of mentions of this option, notably in Section 10c regarding the Meon Valley, where it said: "The Council will also be working with PUSH to consider the potential for greenbelt land across local authority

areas, and there could be scope for this area to become part of a South Hampshire greenbelt.” As CPRE Hampshire has long campaigned for a sub-regional area of restraint in order to encourage urban regeneration and prevent sprawl, this was very much welcomed. Sadly, this does not seem to have been included in the either the December 2020 Reg 19 document or this Revised Version, and we consider its exclusion to be a significant wasted opportunity, as the NPPF allows local authorities to designate Green Belt as part of the Local Plan process. It has been agreed that the PFSH authorities are to consider a new Green Belt as part of their forthcoming Statement of Common Ground, and we would have hoped to see Fareham BC leading the way.

CPRE Hampshire has completed Response forms for individual policies which have been changed since December 2020 and these are attached below this letter. We reiterate that our comments from December 2020 are still considered relevant for policies which are unchanged and assume they will also be passed to the Inspector. Our December 2020 submission is attached as Appendix A.

Yours faithfully,

Caroline Dibden  
Vice-President  
CPRE Hampshire



The countryside charity  
Hampshire

**Attachments:**

Appendix A – CPRE Hampshire Submission to Fareham Local Plan 2037, previous Reg 19 version, dated 15<sup>th</sup> December 2020

Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021

Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021

A1 Is an Agent appointed:

**No, an agent is not appointed**

A2 Please provide your details below:

Title:

**Mrs**

First Name:

**Caroline**

Last Name:

**Dibden**

Job Title:

**Vice-President**

Organisation:

**CPRE Hampshire, the countryside charity**

Address:

Telephone:

Email Address:

## **POLICY H1: Housing Provision**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 4.1 to 4.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy H1: Housing Provision**

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**NO**

### B3 Please provide details you have to support your answers above

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG to calculate its so-called housing need numbers. CPRE Hampshire fundamentally rejects the using out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG.

We expect that the 2021 Census will confirm that the 2018-based projections have more validity, and this will only be reinforced by likely changes in demographics following Brexit and Covid-19. We suggest that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan.

Graph H1\_1 below shows the substantial differences in population by using the differing projections for Fareham. Using the most up-to-date data for Fareham would result in an annual housing need of 327, even lower than that expected in the abortive previous Regulation 19 Version Local Plan of December 2020. This difference is so significant, that several large sites in Strategic Gaps might not be required. Over the 16 years of the plan period the comparative numbers are 8,656 with the 2014 projections, and 5,232 with the 2018 ones, a difference of 3,424 dwellings.

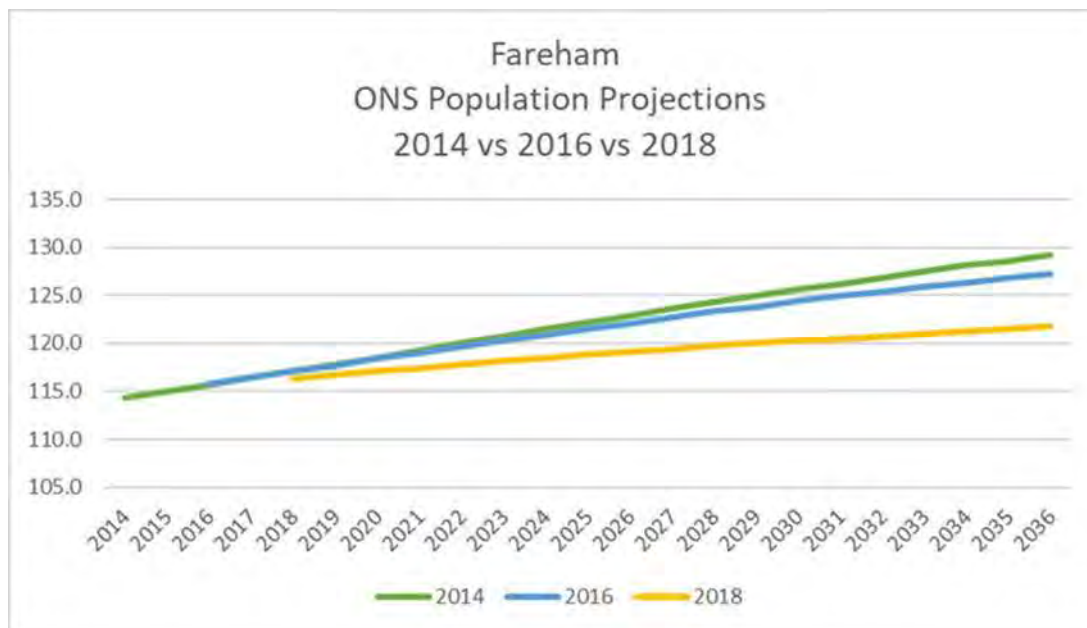
CPRE Hampshire therefore believes that Fareham and PFSH should use the latest base data on household projections (the 2018-based projections from the ONS) as it conforms with Para 31 of the NPPF "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PFSH Spatial Strategy. As can be seen from the graph H1\_2 below, the outcome of the Standard Method using 2014 and 2018-based projections for all the South Hampshire local authorities shows a substantially lower requirement. Across the six most urban of the PFSH authorities (Southampton, Portsmouth, Gosport, Eastleigh, Havant and Fareham) the difference is some 1,358 dwellings fewer annually. Using the 2014-based projections for those 6 urban authorities gives a housing requirement of 3,924 dwellings but using 2018-projections only 2,566 dpa, not including the metropolitan uplift for Southampton. With a 35% uplift for Southampton, the 2014-based figure would be 4,274, and the 2018-figure would be 2,735, with a difference of 1,539 dpa; an even more extreme difference between the 2 projection dates.

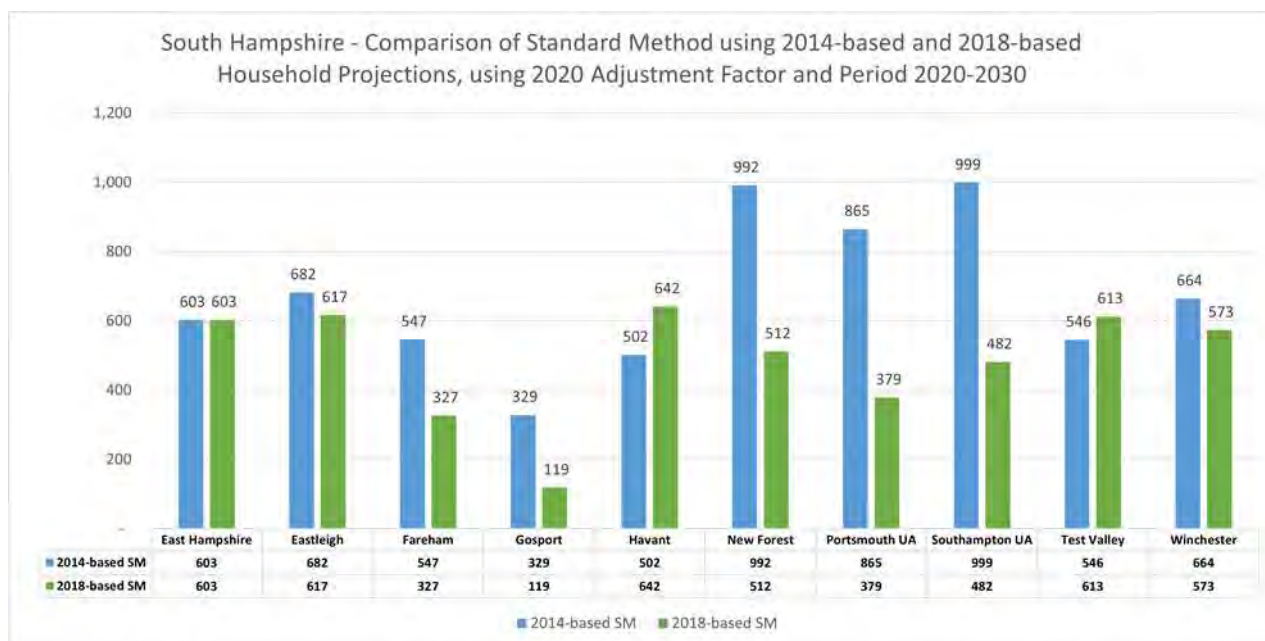
We believe that this must be factored into the next PFSH Spatial Strategy. Notably Portsmouth, who have requested help from Fareham in meeting their housing need, would see a fall in requirements from 865 dpa to 379 dpa. Should this be borne out by the Census results, it is a nonsense for Portsmouth to require any housing to be accommodated by Fareham.

The impact of Brexit, Covid-19, and corresponding economic fallout, on migration patterns will remain unclear for some time, and it is therefore sensible to use a cautious approach to planning and development.





Graph H1\_1



Graph H1\_2 (excludes 35% uplift for Southampton)

Furthermore, there has been recent challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation (10<sup>th</sup> May 2021) has asked ONS to make some more checks on this aspect of their projections. Relevant papers are attached as Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021, and Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021.

In essence the issue relates to how students are handled in university cities. It seems that students have been “counted in” at the start of their studies, but not “counted out” at the end. This is particularly the case for foreign students, whose presence after university does not tie up with home office visa data and HESA destinations surveys.

The bulge in the apparent resulting population is also not corroborated by other data, such as doctor registrations, A&E attendance, new car registrations, school admissions, benefit claims, voter numbers, gas and electricity use etc. In the 50 cities likely to be impacted by these discrepancies, Southampton comes in 9<sup>th</sup> place, Portsmouth at 23<sup>rd</sup>.

The inclusion of Portsmouth is particularly relevant to the Fareham Local Plan, as it includes 900 dwellings for Portsmouth, which may not be required. Documents are attached as Appendices B and C which relate to this matter. Checking Portsmouth’s data shows that in 2019, births were lower by 484 than predicted by the 2014-based projections, and deaths were 172 higher. Over 16 years of the plan period, this simple calculation indicates that population might be overestimated by some 10,496 or very approximately 4,400 households.

In 2019, around 644 foreign students were apparently not counted out of the city, based on data from Home Office exit checks. HESA surveys indicate that some students will return to the UK, but only 18% of those who return are likely to remain in Portsmouth.

Significantly, for Fareham to agree to take unmet need from Portsmouth is premature, predating as it does any response from ONS to the request for a review from the Office of Statistics Regulation.

It is also clear that there remains a significant reliance on delivery of housing at Welborne, which is subject to a separate plan. Delays to infrastructure finding at Welborne could have an impact on Fareham’s overall strategy for delivery of its housing needs in the plan period.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Use ONS 2018-based household projections, giving 5,232 dpa. With a buffer of 10% this gives a requirement of 5,755 dpa.

Remove the requirement to take 900 dwellings from Portsmouth CC.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

Use of up-to-date data is in accordance with Para 31 of the NPPF.

B4c Your suggested revised wording of any policy or text:

Use 5,232 dpa as the annual housing need with a 10% buffer to give a requirement of **5,755 dpa**.

Simply remove the requirement to take housing from Portsmouth CC.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a recognised authoritative voice on Hampshire's housing numbers, the standard methodology and has been involved in this aspect of Fareham's Local Plans since the time of the South-East Plan in 2005, and the formation of PfSH (Partnership for South Hampshire).

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers and would like to appear at the hearing sessions to SUPPORT the use of the most up-to-date household projections.

## POLICY HA1: North and South of Greenaway Lane, Warsash

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Housing Allocation Policy: HA1 North and South of Greenaway Lane, Warsash**

B1c Which part of the Policies Map?

**Figure 4.1**

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about the piecemeal development already seen, and proposed, in the Warsash area. Population growth in the 10 years 2009-2019 has reached 9% in Warsash and the western wards, while Fareham itself has only grown by 4%. As Warsash has no access to the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.1, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA1 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Para 127 of the NPPF states “Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.” It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities.

It is clear that the settlement policy boundaries have been moved to accommodate the applications pending for Warsash. This is not consistent with a plan-led approach but is simply reactive to a developer-led situation, and takes no account of the area’s defining features.

Para 22 of the new NPPF may require proposals for Warsash to be looked at over a 30 year period.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

More analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA1 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA1 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire, the countryside charity, has worked for some years with local campaign group Save Warsash and the Western Wards, and a number of our members will be affected by the proposals for such a large allocation of housing to one small settlement. We would like to take part in the hearing sessions to represent their concerns for initial choice of an unsustainable site, loss of countryside and open space in Warsash, and poor design due to lack of a masterplan.

**POLICY HA55: Land South of Longfield Avenue**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input checked="" type="checkbox"/>	A new housing allocation site	Go to B1d
<input checked="" type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Housing Allocation Policy: HA55 Land South of Longfield Avenue

B1c Which part of the Policies Map?

Figure 4.4

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about incursion of this proposed site into the Strategic Gap. It will significantly diminish the form and function of the Gap, and lead to an increasing perception of urbanisation in one of the few remaining open spaces between Gosport and Fareham. It is likely to have detrimental impacts upon the ecological network. We note that it has been moved from a green network opportunity to a non-statutory status in the Revised Version of Appendix C, Local Ecological Network Map.

The housing numbers include 900 homes from Portsmouth which CPRE Hampshire believes should be removed from Fareham's housing target. Were this to be done, it would weaken the justification for Fareham BC to allocate such a large site in the Gap. The need to allocate HA55 would be entirely unnecessary should the 2018-based household projections be used to calculate housing targets.

As the site is located some distance from the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.4, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA55 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Para 127 of the NPPF states "Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics." It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities, who have long opposed incursion into the Strategic Gap.

Para 22 of the new NPPF may require proposals for Longfield Road to be looked at over a 30-year period.



B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Remove HA55 from the list of allocations and remove the 900 houses which Fareham has agreed to take from Portsmouth.

In any event, more analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA55 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA55 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire believes that site HA55 represents an unnecessary incursion into the Strategic Gap and we would like to appear at the Hearings to further explain our case.

## **POLICY HP4: Five-year housing land supply**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 5.22 to 5.28**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy HP4: Five-year housing land supply**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The previous December 2020 version of **Policy HP4** stated “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, may be permitted where they meet all of the following criteria.....” The problem with this policy is that inadvertently it encourages the first choice of sites to be “outside the Urban Area”. CPRE Hampshire is sure that this is not what Fareham BC intends, and in any event it would not be in accordance with the councils own aspirations for a brownfield first approach, nor in accordance with the new NPPF Para 119, and is therefore unsound. NPPF July 2021 states “Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

CPRE Hampshire suggests that to be in accordance with this aspiration, a sequential approach should be used, even in the event of a lack of a five-year housing land supply.

Our concerns regarding **Policy HP4** have been made much more critical as the word 'may' has been replaced with 'will' in the Revised Submission Version, so all such sites will essentially benefit from permission in principle, with no opportunity for Fareham BC to make any decisions based on sustainability.

The problem is exacerbated by the linkage of **Policy HP4** with **Policy DS1**, particularly **DS1 Criterion (e)** as discussed in CPRE Hampshire's submission in December 2020.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

**Policy HP4** should be rewritten to include a sequential approach, which "makes as much use as possible of suitable brownfield sites and underutilised land" as per Para 137 (a) of the NPPF.

The linkage of **Policy DS1 (e)** and **Policy HP4** should be removed.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers, and the five-year housing land supply, and would like to appear at the hearing sessions to discuss its impact on the Fareham Revised Submission Local Plan 2037.

## POLICY E1: Employment Land Provision

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 6.8 to 6.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy E1: Employment Land Provision**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The Revised Submission Plan has major changes to the Employment Provision section, referring to the Stantec Report of March 2021. Para 6.10 refers to the PPG for assessing floorspace needs, based on a labour demand model and past take-up. But it then goes on to say in Para 6.10.1 that past-take up would imply a negative need for office space and therefore this was not used in practice. However, this is perverse as not only were past take-up rates falling, but we now have the Class E permitted development rights and likely post-Covid changes in employment patterns, with more people working from home and having virtual meetings. It is to be expected that the lower requirement suggested by past take-up rates is likely to be accelerated rather than an under-estimate. To just say that the requirement within the Revised Local Plan is aspirational takes no account of current circumstances. This is then exacerbated by adding a so-called underdelivery over past years, despite falling take-up rates.

Para 6.20 states “The policies in this Local Plan secure an overprovision of approximately 121,000 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 choice in supply both in terms of time and type of employment space as set out in the NPPF and PPG.”

CPRE Hampshire suggests that not only was the Stantec assessment likely to be an overestimate of needs, but that to then allocate an over provision of 121,000 sq.m. is entirely unnecessary. Any cursory look at employment sites around South Hampshire shows large sites available for rent, and these should be used in advance of any new provision. This can be demonstrated by looking at websites such as Rightmove (<https://www.rightmove.co.uk/commercial-property-to-let/Fareham.html>) or Property Link (<https://propertylink.estatesgazette.com/commercial-property-for-rent/fareham>).

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Remove the over-provision of employment land.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire would like to appear at the hearing sessions to clarify why we do not believe that the proposed excessive over-provision of employment land is necessary.

## STRATEGIC POLICY CC1: Climate Change

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 8.1 to 8.10, 8.60**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy CC1: Climate change**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire generally SUPPORTS the approach taken by Fareham BC to Climate Change. But we believe that **Policy CC1, Criterion (a)** does not go far enough to encourage/enforce a truly sustainable pattern of development and is unlikely to lead to a meaningful reduction of emissions from private car use. The Revised Submission Version simply adds a comment in Criterion (e) about Building Regulations, but this is merely tinkering around the edges of what could and should be achieved.

Section 19(1A) of the Planning and Compulsory Purchase Act 2004 requires that a local authority's development plan documents must: (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

The new NPPF Para 152 further includes the requirement that “the planning system should support the transition to a low carbon future in a changing climate”, should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” and Footnote 53 “in line with the objectives and provisions of the Climate Change Act 2008.”

CPRE Hampshire believes that one of the most fundamental ways of combating the likelihood of adverse climate change, is to plan development where it can use better public transport and be less reliant on the car. The aspirations in **Policy CC1** are more about how development can respond to climate change, and rather less about how spatial planning of future development can help prevent it. We consider that this is a missed opportunity. According to Camilla Ween, Harvard Loeb Fellow, speaking on behalf of Transport for New Homes “Transport is responsible for about 26% of greenhouse gas emissions, much arising from personal car journeys. Our society will not be able to achieve the UN goals if we do not change the way we travel; that means we need to create new communities that are NOT car dependent. That means careful consideration of where new development is located, as well as how we design new communities, for example, places that are well connected with high quality public realm and movement infrastructure that encourage people to want to move to a car-free lifestyle.” It must be a fundamental tenet of the Fareham Local Plan that NO development should be permitted that relies on the car as its main means of access.

Nothing less than a drastic change to spatial strategy and a move away from South Hampshire’s historic pattern of sprawling suburbs will enable any meaningful contribution to the fight against adverse climate change. We owe it to future generations to do our utmost to shift patterns of behaviour that have become entrenched with the use of the private car. Even electric cars will not solve many of these issues as they still leave residues from tyres and fluids and are unsustainable in terms of battery manufacture.

We are aware that Client Earth wrote to the council in September 2019 to remind them of the legal obligations to address climate change and this objective clearly is in line with that requirement. We look forward to seeing the details of how the council will address climate change in the plan. In particular we would like to see clarity on detailed objectives and recognition of the need to measure progress against the objectives. Hampshire County Council have set out a very detailed plan with objectives on climate change and this may help Fareham BC when they are drawing up their own detailed plans. Ensuring new development is sustainable in terms of location and design will be central to achieving carbon neutrality. This is addressed above and below.

All policies, plans and decisions need to be measured against the objectives of the Climate Change Act 2008. The RTPI have studied this in their January 2021 report ‘NET ZERO TRANSPORT - The role of spatial planning and place-based solutions’. They say: “The planning system should also prioritise urban renewal that enables growth while achieving a substantial reduction in travel demand”.

It might also help to see the outcome of a study carried out by Cool Climate at the University of Berkeley to demonstrate the most substantive action local authorities can take to minimise greenhouse gases, Graph CC\_1. Although it used US cities for the study, the principles would apply just as much to Fareham, and showed the single most effective measure is to increase urban infill in preference to car-based development.

**Policy CC1** is therefore not legally complaint unless the large part of Fareham’s spatial strategy is geared to development around mass public transport hubs and avoiding sites which are car-dependant. It is clear that sites such as Policy HA1 would fail to meet this condition.

CPRE Hampshire recommends the checklist provided by Transport for New Homes, which sets out an objective approach to planning new housing areas without dependence on cars:

<https://www.transportfornewhomes.org.uk/wp-content/uploads/2019/10/checklist.pdf>

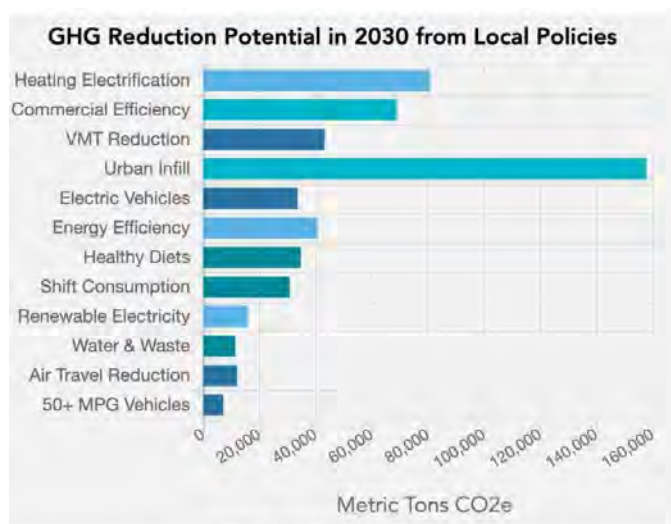


Figure 10: Cool Climate Network, 2018

Graph CC\_1

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy CC1, Criterion (a)** to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in accordance with Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF Para 152 in terms of shaping places that contribute to radical reductions in greenhouse emissions.

B4c Your suggested revised wording of any policy or text:

**Policy CC1 (a)** A development strategy that minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a more ambitious spatial strategy for planning housing in Fareham borough, such that it is located and designed appropriately around public transport hubs to minimise emissions and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy CC1** in this regard.



## **POLICY NE2: Biodiversity net gain**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 9.28 to 9.44**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy NE2: Biodiversity net gain**

B1c Which part of the Policies Map?

**The Local Ecological Network map in Appendix C**

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**YES**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The approach taken by Fareham BC is sound, and CPRE Hampshire SUPPORTS the requirement for biodiversity net gain as per the forthcoming Environment Act. However, we have significant concerns about the revised text in Para 9.32 about Fareham's ability to assess habitat condition and type, and to enforce any failure to achieve promised improvements. We refer you to the paper by Sophus Zu Ermgassen - ***Exploring the ecological outcomes of mandatory biodiversity net gain using evidence from early-adopter jurisdictions in England***, June 2021

<https://conbio.onlinelibrary.wiley.com/doi/full/10.1111/conl.12820#>

And the Revised Plan needs to be updated in Para 9.35 and Footnote 85 to reflect the updated Defra Biodiversity Metric 3.0 which has recently been released.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☒ **YES** Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning development, such that it is located and designed appropriately to see a net gain in biodiversity of the area and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy NE2** in this regard.

## **POLICY TIN1: Sustainable transport**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 10.1 to 10.11, 10.13**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy TIN1: Sustainable transport**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire SUPPORTS the approach taken by Fareham BC and consider **Policy TIN1** to be a good starting point. CPRE Hampshire recognises that Fareham BC aspire to have 'good growth' with existing and proposed transport corridors influencing choice of development, however we feel **Policy TIN1** does not go far enough. The Council should feel empowered to reject development which is not already located around, or can provide, public mass transit hubs, in particular the rail network. The policy as it stands does not give Fareham BC a sufficiently robust mechanism for achieving this. It is therefore unlikely to comply with the aspirations to meet climate change objectives as set out in **Policy CC1** or for air quality in **Policy NE8**.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy TIN1**, with an additional Criterion to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

CPRE Hampshire does not believe that the additional words added in the Revised Version in Para 10.13 are sufficiently robust to have any appreciable impact on reducing emissions, and do not give Fareham BC the powers to reject development with unsuitable transport provision.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The policy would then comply with climate change and air quality objectives, and with **Policy CC1**.

B4c Your suggested revised wording of any policy or text:

**Policy TIN1** Development will be permitted

(d) minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning housing, such that it is located and designed appropriately around public transport hubs to minimise emissions and impacts on climate change. We would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy TIN1** in this regard.

## **POLICY D1: High quality design and place making**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 11.1 to 11.36**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**POLICY D1: High quality design and place making**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

**YES**

Legally compliant

Sound

Complies with the duty to co-operate

**NO**

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire welcomes the approach taken by Fareham BC towards high quality design in **Policy D1** but would like to see the inclusion of the words countryside and landscape into **Criterion (i)**. The omission of these words makes it inconsistent with **Strategic Policies DS1 and DS3** and therefore unsound.

The design quality of future developments starts with overall masterplanning and landscape context as well as specific building details. Fareham has seen a proliferation of poorly designed car dependant nondescript developments over recent years, and it is critical that major improvements are made for the future.

The Submission plan will need to be updated to take account of the National Model Design Codes and Para 132 of the NPPF which states that development that is not well designed should be refused permission, especially where it fails to reflect local design policies and government guidance on design.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Include the words countryside and landscape into **Criterion (i)**.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

This would then be in accordance with **Strategic Policies DS1 and DS3**. And would concur with the new NPPF Para 132.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

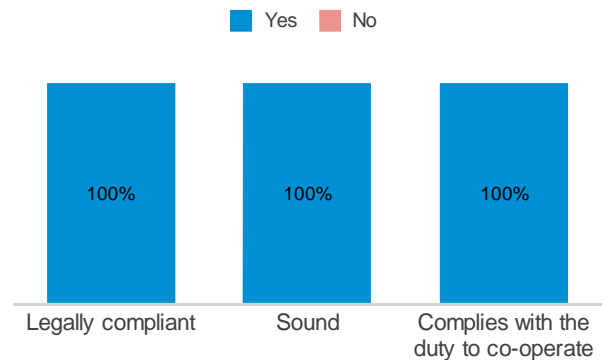
**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire has many members in Fareham who are keenly interested in the design of future developments and would like to see major improvements over previous failures in design quality, which has historically resulted in large sprawling estates of car-dependant nondescript housing.

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	2	2	2
<b>Yes</b>	2 100%	2 100%	2 100%
<b>No</b>	0 0%	0 0%	0 0%



**Respondent: Mr Paul Barton (267-01240)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

This Council also welcomes the contribution the Revised Publication Plan will continue to make towards built employment floorspace, primarily within the proposed Daedalus and Welborne allocations for meeting both local and wider strategic employment needs. The sub-regional importance of the Solent Enterprise Zone also continues to be recognised in terms of the wider employment, skills and training opportunities this will continue to provide. The policy is based on the latest PfSH wide evidence on employment needs. In overall terms the policy is sound and meets the duty to co-operate. We would request a reference be added to the Plan to the PfSH 'cities first' approach to office development in any scenario whereby Fareham was exceeding the office targets set out for its Borough by the emerging PfSH Strategy or evidence base. This would ensure that the NPPF sequential approach could be considered at a South Hampshire level when needed. (We are happy to discuss the appropriate wording to address this issue). I trust this is of assistance. Please do not hesitate to contact us if you have any queries with regards to our response.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

**Respondent: Mr Graham Tuck (267-341243)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

This Council welcomes the contribution the Revised Publication Plan will continue to make towards built employment floorspace, primarily within the proposed Daedalus and Welborne allocations for meeting both local and wider strategic employment needs. The sub-regional importance of the Solent Enterprise Zone also continues to be recognised in terms of the wider employment, skills and training opportunities this will continue to provide.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

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# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Mr
First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	Town Hall, High Street, Gosport
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |                                     |                               |           |
|-------------------------------------|-------------------------------|-----------|
| <input type="checkbox"/>            | A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> | A policy                      | Go to B1b |
| <input checked="" type="checkbox"/> | The policies map              | Go to B1c |
| <input type="checkbox"/>            | A new housing allocation site | Go to B1d |
| <input type="checkbox"/>            | The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policies E1, E2 and E3 relating to Daedalus

B1c Which part of the Policies Map?

Daedalus

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Gosport Borough Council supports the employment allocations at Daedalus (Policies E1, E2 and E3).

### B3 Extension:

The significant amount of floorspace at Daedalus will create new employment opportunities for Gosport residents reducing the need to leave the Peninsula and offer genuine transport choices other than the private car and thereby reducing congestion and air pollution.

The Faraday Business Park (Policy E2) and the Swordfish Business Park (Policy E3) represents an extension and intensification of the original strategic employment allocations included in the current adopted Fareham Local Plan (part 1) (2011). The policy includes a number of development safeguards relating to access requirements, not prejudicing the operation off the Solent Airport as well as provisions relating to design, nature conservation interests, flood risk, contamination and infrastructure.

Both sites have been taken out of the Strategic Gap when compared with the current Adopted Local Plan however the development of employment uses will be a high-quality design to reflect the style and appearance of existing development adjacent the airfield to create much needed employment opportunities on the Peninsula. The employment proposals will maintain the significant strategic gap of the airfield itself. The proposals are particularly important when Gosport Borough has the lowest job density in the South East and one of the lowest in England.

Due to the importance of the Daedalus site for both local authorities the Council **supports** the following:

- the FLP2037 vision for '*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 associated jobs.*'
- Strategic Priority 6 which seeks to protect important employment areas and zones and providing for future employment floorspace
- Policies E1, E2 and E3 which allocates land at Daedalus for new employment floorspace.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

None

B4b How would the modification(s) you propose make the Revised Publication Local Plan

legally compliant or sound?

N/a

B4c Your suggested revised wording of any policy or text:

N/a

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

N/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL



Wates House  
Ground Floor  
Wallington Hill  
Fareham  
Hampshire PO16 7BJ

Wednesday 8<sup>th</sup> September 2021

Planning Strategy  
Fareham Borough Council  
Civic Offices, Civic Way  
Fareham, Hampshire PO16 7AZ

E-Mail: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

Fao: Planning Strategy at Fareham Borough Council

**Re: Fareham Local Plan**

Hampshire Chamber of Commerce's Planning & Transport Business Strategy Group would like to make the following comments in regards to the Fareham Local Plan. We appreciate we missed the initial consultation deadline and seek your concession to take these views into account anyway.

Overall the Chamber acknowledges and supports the direction of policies within the proposed Local Plan and these comments build upon previous responses provided to planning consultations.

It seems the policies of the Council are geared to removing non-conforming and low key sites and relying on more attractive modern developments. This is commendable, but we would not wish to see such developments placed into rural sites as they would not be sustainable in terms of transport or environment.

From an employment land perspective we are not supportive of any losses of allocations to housing, although we understand the pressures Fareham Borough Council faces in this respect. Where necessary, and particularly in the Town Centre, we would support mixed use commercial and housing developments of empty retail and commercial property to maintain economic activity and the current high levels of employment. The town centre will continue to undergo considerable change from retail towards blended and flexible retail, residential, creative, hospitality, experiential and service businesses. To achieve this the planning approach must be equally flexible, entrepreneurial and adaptable to changing demand.



We would urge greater use of brown field sites for new developments rather than building in rural areas of the Borough, Daedalus provides a substantial area of new space which is supported. The Stubbington By-Pass is due for completion in 2022/23 which will provide good transport links to Daedalus, but we would also seek complementary improvements in public transport access and the provision of suitable business sustainable travel plans.

We understand there is considerable reliance on Welborne as a site of employment, particularly for logistics and large sheds, but the continued delays to the highway access put this aspiration in jeopardy until 2024/2025 at the earliest. We would urge that an interim highway access proposal is facilitated to ensure early development for commercial logistics use prior to the provision of the new link road.

We would also wish to ensure there is greater integration of land use and sustainable transport provision at the Welborne development to reduce the overall need to travel. For some time we have lobbied to ensure due consideration is given to the reopening of the Knowle Halt Railway Station to aid this aspiration. This principle of better public transport and cycling/walking improvements should be standardised here as well as for all new developments across the Borough.

The plan recognises the importance of high quality employment land provision, but it should recognise the changing needs of employers by providing localised mixed development, flexible work spaces and smaller units for growing businesses.

The importance of housing to create a sense of place is vital, but this can result in the loss of important employment space, so important to attracting and developing businesses, hence the significance of allowing sensible flexible change of use across the borough.

The connections with skills (at all levels), transport, high quality business support and good design and development are the essential ingredients to inward investment and the building of place. This must be supported through bringing together of the stakeholders towards delivering a common vision building the transformation of the borough.

Thank you for giving Hampshire Chamber of Commerce the opportunity to comment on your plan.

Kind regards



**Mark Miller**  
**Chair of the Planning & Transport Business Strategy Group**  
**Hampshire Chamber of Commerce**

Planning Policy Manager  
Fareham Borough Council

Enquiries to: Louise Hague

Our ref: Y00511

Your ref: Regulation 19 Local Plan  
Consultation – Revised Publication

Date: 28 July 2021

Dear Sir/Madam

## Regulation 19 Local Plan Consultation

In response to the above consultation, please find attached the general landowner comments in written representations on behalf of Hampshire County Council Property Services, in its role as a public landowner to help inform the next stages of the emerging Local Plan Update to 2038. These are separate from the comments submitted on behalf of Hampshire County Council in respect of its regulatory functions.

As landowner, the County Council will be responding to the Local Plan Consultation on the following Policies/Paragraphs (please see attached):

- Strategic Policy H1: Housing Provision
- Policy D1: High Quality Design and Place Making
- Housing Allocation Policy: HA3 (Southampton Road)
- Housing Allocation Policy: HA9 (Heath Road)
- Housing Allocation Policy: HA13 (Hunts Pond Road)
- Housing Allocation Policy: HA22 (Wynton Way)
- Housing Allocation Policy: HA24 (335-337 Gosport Road)
- Strategic Policy E1: Employment Land Provision
- Policy E4a: Land North of St Margaret's roundabout, Titchfield
- Strategic Policy R4: Community and Leisure Facilities
- Policy D4: Water Quality and Resources/ Strategic Policy CC1: Climate Change (d)
- Policy D4: Water Quality and Resources Para 11.55/56

To date, Hampshire County Council in its capacity as landowner, has supported the earlier stages of the Local Plan Update to 2037. The purpose of the following is to offer comments, from a landowning perspective, to help inform the scope and soundness of Fareham Local Plan when examined by the Secretary of State.

I hope this is helpful to you in continuing to support the Borough Council in subsequent stages of the Local Plan Update to 2037.

Yours sincerely



**Louise Hague MRICS MRTPI**  
Senior Development Manager

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally Compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- Complies with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title: Ms

First Name: Katherine


Last Name: Fry

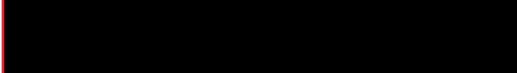
Job Title: (where relevant) Senior Planner and Urban Designer

Organisation: (where relevant) Hampshire County Council

Address: Castle Avenue, Winchester, Hants

Postcode: SO23 8UJ

Telephone Number: 

Email Address: 

A3 Please provide the Agent's details:  
Title: N/A

First Name: \_\_\_\_\_  
\_\_\_\_\_

Last Name: \_\_\_\_\_  
\_\_\_\_\_

Job Title: (where relevant) \_\_\_\_\_  
\_\_\_\_\_

Organisation: (where relevant) \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

Postcode: \_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_  
\_\_\_\_\_

B1 Which part of the Revised Publication Local Plan is this representation about?

<input type="checkbox"/> A paragraph	Go to B1a
<input checked="" type="checkbox"/> A policy	Go to B1b
<input type="checkbox"/> The policies map	Go to B1c
<input type="checkbox"/> A new housing allocation site	Go to B1d
<input type="checkbox"/> The evidence base	Go to B1e

- B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1
- 
- B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy H1: Housing Provision
- B1c Which part of the Policies Map ?
- 
- B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue
- 
- B1e Which new or revised evidence base document ? E.g. Viability Assessment
- 
- B2 Do you think the Revised Publication Local Plan is:
- |                                      | Yes                                 | No                       |
|--------------------------------------|-------------------------------------|--------------------------|
| Legally compliant                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sound                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Complies with the duty to co-operate | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- B3 Please provide details you have to support your answers above  
Hampshire County Council in its capacity as landowner supports the spatial approach to Policy H1 to distribute development through Local Plan allocations. The County Council considers that this is a sound approach that is positively prepared, justified and deliverable within the Plan period (effective) based on the Borough Council's objectively assessed needs and wider Local Plan evidence base.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

- B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?
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- B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.



B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D1: High Quality Design and Place Making

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as landowner, supports Policy D1 as it considers that the density of schemes should be informed by and be sympathetic to the character of the surrounding areas, rather than having a set standard. This allows sufficient flexibility (effective) to support best practice urban design principles particularly with regards to legibility to emphasise the importance of place as well as sensitively manage the transition from an urban to rural settlement edge. In addition, this Policy accords with the current national guidance on design, such as the National Model Design Code.

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B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA3 (Southampton Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as one of the landowners for this site, supports the inclusion of this draft allocation and has provided information through the Local Plan process to date to support the allocation. The County Council re-affirms that that its land within Policy HA3 is available and deliverable within the Plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA9 (Heath Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the allocation of its land in Policy HA9. The site has a resolution to grant planning permission for 70 dwellings (insert ref). The County Council, as applicant, is currently engaged in on-going discussions with the Borough Council Planning Case Officer, Natural England and third-party providers to put in place sufficient mitigation to achieve a nitrate neutral development. The County Council as landowner has also submitted a pre-application submission to Natural England for consideration of its own land to mitigate the nitrate output of site Policy HA9. This evidence offers a realistic prospect that the site is capable of coming forward in within the early stages of the Plan period. The County Council, as landowner, re-affirms that it's land within Policy HA9 is available and deliverable.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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- |   |           |
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| <input type="checkbox"/> The policies map                         | Go to B1c |
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| <input type="checkbox"/> The evidence base                        | Go to B1e |

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA13 (Hunts Pond Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable. This allocation will contribute (indicative yield 38 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA22 (Wynton Way)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available and deliverable. This allocation will contribute (indicative yield 13 dwellings) to the supply of housing required over the Plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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| <input type="checkbox"/> The policies map                         | Go to B1c |
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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA24 (335-337 Gosport Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative yield 8 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Strategic Policy E1: Employment Land Provision

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Hampshire County Council as a landowner supports the amendments to this Policy which reflects the current scale of future employment needs and increases flexibility for employment land provision in line with the amendment to the national use classes order as made on 1st September 2020 and current methodology.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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| <input type="checkbox"/> The policies map              | Go to B1c |
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| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Land North of St Margaret's roundabout, Titchfield (Policy E4a)

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative 4000m2) to the supply of employment floorspace required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy R4: Community and Leisure Facilities

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner and service provider, supports the intentions of Policy R4 to maintain the provision of necessary community facilities during the Plan period and supports the amendments to this Policy. The proposed amendment would reinforce the unique role and function of public service providers and their need for managed change to deliver operational service improvements over the Plan period (be effective).

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

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|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D4: Water Quality and Resources

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner *and* service provider, supports the principle of Policies CC1 and D4.

Notwithstanding this, the County Council is concerned that the draft policy does not meet the tests of soundness as it is not sufficiently flexible to respond to unexpected changes during the plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

The policy should have increased flexibility to be consistent with national policy.

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

The County Council would be mindful to overcome its objection if the policy is amended to introduce sufficient flexibility in the wording. This would still seek to achieve a high standard of sustainable development but would not require potentially unattainable standards to be met (be effective).

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☒ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The County Council could offer further clarification on the points raised.

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input checked="" type="checkbox"/> A paragraph        | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1  
Paras 11.55/56

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

---

B1c Which part of the Policies Map ?

---

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

---

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, in its role as a public landowner and service provider, supports the policy aspiration to achieve energy efficiencies in new non-residential development. In particular the County Council notes that paragraph 11.55 considers how the BREEAM assessment process can influence viability of a proposal and make allowances for this, to ensure the plan will remain effective over the plan period. For example, as landowner, the County Council considers that any forthcoming draft policy should be open to demonstrating meeting this energy efficiency standard by alternative equivalent standards such as those based on an embodied carbon (CO2 / Kg / sqm) metric as advocated by the RIBA 2030 Climate Challenge:  
<https://www.architecture.com/-/media/files/Climate-action/RIBA-2030-ClimateChallenge.pdf>

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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30<sup>th</sup> July 2021

The Consultation Team  
Fareham Borough Council  
Civic Offices  
Civic Way  
Fareham  
PO16 7AZ

Via email to: [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk)

**MICHAEL  
SPARKS  
ASSOCIATES**

CHARTERED ARCHITECTS

11 PLATO PLACE  
ST. DIONIS ROAD  
LONDON SW6 4TU

+44 (0)20 7736 6162  
[www.msa-architects.co.uk](http://www.msa-architects.co.uk)

Dear Sir/Madam,

### **FAREHAM PUBLICATION LOCAL PLAN CONSULTATION – JUNE 2021**

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This representation is made on behalf of Cambria Land Ltd who are part of a Joint Venture (JV) company with the landowners of the land adjacent to the Down Barn Farm and Spurlings Industrial Estates. Cambria Land Ltd are promoting the site through the Local Plan process.

This follows earlier submissions to Fareham Borough Council as part of previous consultations on the emerging Local Plan and to the call for sites process, with the most recent submission having been made in December 2020 by Michael Sparks Associates on behalf of the JV company (see Appendix A).

These previous consultation responses identified that there was a need for additional employment land to be allocated for development over the plan period to meet the Council's objectives, and the land at Down Barn Farm Industrial Estate (the Site) is available and suitable to accommodate a sustainable form of development to meet these needs.

Furthermore, development of this land can come forward in the early part of the plan period to provide for employment needs when other comparable sites are unsuitable for larger scale employment development or are unlikely to come forward until the later part of the plan period.

A number of occupiers continue to have an active interest in securing premises at the Down Barn Farm site. This is due to the lack of suitable, available employment land in the Fareham area. There is simply insufficient land coming forward of the type needed over the timescales required to adequately meet the needs of businesses looking to expand or invest into Fareham.

The earlier consultation responses also noted the following:

- The Council Evidence Base identifies a particular need for high quality employment land in close proximity to the strategic highway network;
- The proposed supply of high-quality employment land is heavily reliant on the Welborne Development progressing in a timely manner;
- The Welborne Development had not yet secured planning permission and there was significant uncertainty regarding the provision of infrastructure to support this development;
- The proposed development at Down Barn Farm would provide a source of high-quality employment land to support economic growth and accommodate occupier requirements over the early part of the plan period;

**MICHAEL SPARKS ASSOCIATES LLP**

Partners : Michael Sparks · Ashley Chambers · Paul Wahba · Neville Campbell · Sam Darwin · Lee Page · Rafael Vega · Rebecca Driscoll

MSA/31100/1/005

Michael Sparks Associates LLP is a limited liability partnership, registered in England and Wales (registered number OC407290)

We use the word "partner" to refer to a member of the LLP or an employee of equivalent standing.

- The Spurlings Industrial Estate is identified as an Existing Employment Area within the draft Plan, but the nearby land at Down Barn Farm, which is also in use for employment related operations (including offices and an unsafeguarded waste use) has not been given the same designation;
- The developed land at Down Barn Farm should also be identified as an Existing Employment Area to protect the existing employment use of this land and to optimise use of previously developed land through extensions or intensification where appropriate;
- Demand for employment premises for additional high quality employment land remains high, particularly for sites with excellent access to the strategic highway network.

### The Revised Development Framework

The revised Development Framework has not been amended to include the existing development at Down Barn Farm as an existing employment location or to include any further site allocations that are capable of accommodating high quality units to meet occupier requirements over the early part of the plan period. Indeed the draft Plan is still very much reliant on the Welborne site and the land at Daedalus. The draft Plan, however, has been amended to clarify that there is uncertainty over when the employment site allocations may come forward, as paragraph 6.12.2 states:

*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.*

The purpose of allocating land is to provide certainty that there will be sufficient land available to meet the Council's objectives for securing economic growth. The Council admits that they are unable to provide this certainty.

The employment allocations identified as Solent 2 and Little Park Farm under Policy E4 also do little to provide confidence that a suitable supply of employment land has been identified. Whilst the Solent 2 site benefits from planning permission, this has not been brought forward for a number of years despite high levels of demand. The Little Park Farm site has a major access constraint, which means that it does not comprise a high-quality employment site and will not be attractive to the general employment market.

The following points are also noted:

- The Welborne development is still to secure planning permission, even though it has had a resolution to grant permission for a substantial period;
- The updated Phasing Plan for the Welborne proposal is already out of date. This notes that the first, small area of employment land will be available by 2025, at the earliest, with the remaining employment units taking until 2030 to come forward;
- There is still no defined programme, or funding package for the delivery of improvements to Junction 10 of the M27, which are required to support the Welborne development.

From the above, it is clear that the employment land supply identified within the draft local plan is neither flexible nor responsive and there is no certainty about delivery of the majority of the large employment allocations. The plan is therefore not sound and additional employment land supply should be identified to ensure the needs for businesses looking for suitable new premises in locations that have good access to the strategic highway network can be met. To do otherwise would mean that the Council's objectives



relating to economic growth and supporting the recovery from the Covid 19 pandemic will not be met and the Council will have failed to meet the requirements of the National Planning Policy Framework.

## Conclusion

The revised Development Framework has not been amended to address the issues identified in previous consultation responses. For consistency, and to secure the ongoing employment use of the existing development at Down Barn Farm, this land should also be designated as an Existing Employment Area.

Furthermore, to ensure that the area's objectives for economic growth can be supported across the plan period, additional land adjacent to the Down Barn Farm and Spurlings Industrial Estate sites should be allocated for development to meet the needs of business over the early part of the plan period, when other allocated land is unlikely to be available.

Amendments are therefore needed to policy E1 to provide additional allocations for the development of employment land, as well as policy E5 and the Policies Map to identify the established employment operations at Down Barn Farm as an Existing Employment Area.

Until these issues are addressed, it is therefore considered that the Draft Plan is **not sound** and should be amended to make sure that a flexible and responsive supply of employment land is provided over the plan period to meet the requirements of the National Planning Policy Framework.

Yours faithfully,



Matthew Thomas  
Michael Sparks Associates



enc

**APPENDIX A – MSA Representation Letter to Fareham Borough Council, December 2020**

18 December 2020

**MICHAEL  
SPARKS  
ASSOCIATES**

CHARTERED ARCHITECTS

11 PLATO PLACE  
ST. DIONIS ROAD  
LONDON SW6 4TU

+44 (0)20 7736 6162  
[www.msa-architects.co.uk](http://www.msa-architects.co.uk)

The Consultation Team  
Fareham Borough Council  
Civic Offices  
Civic Way  
Fareham  
PO16 7AZ

Dear Sir/Madam,

## **FAREHAM PUBLICATION LOCAL PLAN CONSULTATION**

---

This representation is made on behalf of Cambria Land Ltd who are part of a Joint Venture (JV) company with the landowners of the land adjacent to the Down Barn Farm and Spurlings Industrial Estates. Cambria Land Ltd are promoting the site through the Local Plan process.

This follows earlier submissions to Fareham Borough Council as part of previous consultations on the emerging Local Plan and to the call for sites process, with the most recent submission having been made in February 2020 by Michael Sparks Associates on behalf of the JV company.

The land at Down Barn Farm Industrial Estate (the Site) is available and suitable to meet the objectives of sustainable development from an economic, environmental and social perspective. The proposed development will increase the supply of modern employment units to meet demand from businesses that require premises in Fareham but are unable to find suitable sites to meet their needs.

### **The Previous Consultation Response**

The consultation response to the Revised Development Strategy and Additional Allocations that was submitted in February 2020 recommended that the land adjacent to the Down Barn Farm and Spurlings Industrial Estates is allocated for employment use and that the boundary of the proposed Area of Special Landscape Quality is realigned to exclude the proposed development site and its immediate surroundings. The reasons to support these amendments were as follows:

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**MICHAEL SPARKS ASSOCIATES LLP**

Partners : Michael Sparks · Ashley Chambers · Anthony White · Neville Campbell · Sam Darwin · Paul Wahba · Lee Page · Rebecca Driscoll

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We use the word "partner" to refer to a member of the LLP or an employee of equivalent standing.

- The emerging pipeline of high-quality employment land is heavily reliant on the Development at Welborne coming forward in a timely manner and concerns were identified about the programme for delivery of this development and the associated improvements works to Junction 10 the M27.
- The designation of the land around the Down Barn Farm and Spurlings Industrial Estates as an Area of Special Landscape Character was not justified as this part of the site was not considered to be particularly sensitive or of high importance. Specifically, it was noted in the preliminary landscape and Visual Impact Assessment that supported the previous representations that the site was within the visual influence of the M27 motorway and would not be visible from sensitive visual receptors to the east, so the development would not have an adverse impact upon the defining characteristics of the Portsdown Hill Landscape Character Area.
- The Council's Evidence Base identified that there was a need to provide high quality land in close proximity to the strategic highway network to meet demand from occupiers requiring high quality premises in good locations built to modern specification.
- Given the uncertainty about the delivery of the Welborne development, there was therefore a need to allocate additional land to ensure that Fareham can provide sufficient land for businesses already in the Borough that are looking to expand and for those wishing to move to Fareham, which would secure inward investment.
- The proposed development at Down Barn Farm would provide this source of employment land and it is ready for development to provide new employment premises over the short-term with few constraints that would preclude development of the site.
- The development would generate a number of benefits such as contributing to economic growth, increasing access to the countryside and securing enhancements to biodiversity.

The emerging Development Framework has not included the suggested changes and is still largely relying on the employment land that will come forward at the Welborne development to meet the need for well located, high quality land supply for the Borough over the next plan period. Furthermore, the Publication version of the Local Plan will not meet the target employment floorspace of 130,000 sq m that the Partnership for South Hampshire state should be provided by Fareham.

The previous representations were made on the basis of a site area of 13.3 Ha that could provide in the region of 29,000 sq m. Following discussions with the Council, and taking on this feedback the proposed development at the site has been reduced to extend to 3.6 Ha which would provide in the region of 10,540 sq m of floorspace. The revised site location plan identifying this new boundary is provided on drawing 31100 FE 30 that is included as an Annex to this letter.

The proposed development of this site can come forward quickly as there are no ownership constraints or substantial infrastructure requirements needed to bring the site forward. The scale of the development will effectively comprise an infill development between the existing employment areas and with an appropriate landscape scheme can be developed without any

significant impact upon the Portsdown Hill Landscape Character Area. It is anticipated that subject to securing planning permission, employment premises will be available at the site in 2022.

This letter provides an assessment of the soundness of the Publication Local Plan in terms of its effectiveness and, specifically, its ability to deliver the economic outcomes it sets out to achieve.

### **Welborne**

It is proposed that a significant proportion of new employment units for B2 and B8 development will be provided by the development of Welborne. In the Council's Evidence Base, it is noted that this development site will meet demand from occupiers that is not currently being satisfied by other sites within Fareham, largely as a result of the site's excellent location adjacent to the M27. It was noted in the evidence base document prepared by Lambert Smith Hampton that the delivery of this development was 'critical' to secure inward investment that would not otherwise occur. The development at Welborne therefore forms a significant part of the employment land supply for Fareham over the next plan period.

The Council have noted that they are confident that the Welborne development will proceed in accordance with their anticipated trajectory. However, planning permission still hasn't been granted for the development and the improvement works to Junction 10 of the M27, that are required to serve the new employment development still have no certainty on funding or delivery.

The trajectory for delivery of Welborne identified that the first phase of employment development would complete between 2019 and 2024. The employment land study that has been prepared as part of the Council's Evidence Base to support the emerging Local Plan, anticipated that the first employment units at Welborne would be available in 2025.

Within our previous representation, we identified concerns about the projected timescales for delivery of the Welborne development, identifying that this was unlikely to come forward as anticipated. We considered that the employment land would not come forward over the short term to provide the type of employment premises that were identified as being critical to the economic growth of the Borough as set out in the Council's own evidence base.

The further delays to the project over the course of 2020 indicate that the Council's trajectory for delivery of the development remain optimistic and there is a lack of certainty over the timescales associated with Welborne.

Given the uncertainty about the timescales associated with the delivery of this site and the fact that providing employment land of this nature is seen as critical to the Borough's economic growth, the Local Plan cannot be considered to be Sound unless other land with similar characteristics is allocated.

This revised proposal will therefore bridge the gap to provide a supply of modern premises in advance of units becoming available at Welborne. The development of the land adjacent to Down Barn Farm and Spurlings Industrial Estate will provide greater certainty on delivery and ensure that the Borough has a pipeline of new units coming forward to meet demand.

In addition, Down Barn Farm can provide a different type of commercial space, that is industrial and manufacturing, which would potentially be harmful to adjacent residential use, as is the case at Welborne.

### **Demand for employment premises**

Demand for new employment premises remains strong within Fareham, and there is still a lack of available land and premises to help meet this demand. A number of occupier requirements were identified within the previous pre-application submission and these businesses as well as other newly identified occupiers are seeking premises. Copies of correspondence from these occupiers, including South Coast Concrete, TJ Transport, Pro Mech, Mimtec and Seafront are enclosed with this letter.

The sub regional work on the provision of employment land prepared by the Partnership for South Hampshire (PfSH) in their Spatial Position Statement (GL Hearn, 2016) identified that the need for additional employment floorspace in Fareham up to 2036 ranged from 325,793 to 123,961 sq m, all of which are over and above the Council's proposed allocation of land to provide 104,000 sq m of floorspace. The adjusted figure from the PfSH Spatial Position Statement then recommended that sufficient land to provide for 130,000 sq m of floorspace should be allocated by Fareham, which is still above the amount that has been provided for in the Publication Plan.

Additional land should therefore be allocated to meet the demand for premises and the identified need as set out in the Evidence Base.

The Borough's own Covid-19 Economic Recovery Plan (September 2020) specifically seeks to retain and enhance employment opportunities. This proposed development would support this objective in the short term with local investment and the retention of existing local businesses.

### **Requirements of the National Planning Policy Framework**

For the emerging Local Plan to be considered a Sound policy document, it will need to have due regard to the National Planning Policy Framework (NPPF). Of particular relevance to the Down Barn Farm site are the following objectives of the NPPF (including our emphasis):

#### Paragraph 8

*Achieving sustainable development means that the planning system has three overarching objectives...*



- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity
- c) an environmental objective...including making effective use of land

#### Paragraph 23

Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period

#### Paragraph 81

Planning policies should:

- d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

#### Paragraph 82

Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

#### Paragraph 117

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses

### **Proposed Changes to the Publication Plan**

The following section identifies proposed changes that we consider are necessary to make the plan Sound.

#### Strategic Policy E1: Employment Land Provision

This strategic policy identifies that 104,000 sq m of new employment floorspace will be provided across the plan period. This is contrary to the amount of floorspace that is identified by the Partnership for South Hampshire, which recommends that 130,000 sq of floorspace should be provided for over the plan period.

Whilst other sites apart from Welborne are identified as potentially coming forward to meet the need for employment floorspace, some of these (such as those that form part of the Daedalus allocation) are not suitable for certain types of occupiers and are too far from the strategic highway network to be considered by potential occupiers.

The NPPF is clear in requiring Development Plans to provide enough land to meet identified needs and also to make sure that a flexible supply of employment land is available in the right

location. Given that the requirements for employment land identified by the Partnership for South Hampshire are not being met in the Publication Plan and that there is considered to be an undersupply of sufficient land coming forward that is well located to the strategic highway network, additional land should be allocated in the new Local Plan.

Specifically, to ensure that the new Local Plan is Sound and has been prepared in a positive manner in accordance with the NPPF, the land at Down Barn Farm should be allocated for development to provide a more flexible source of land for employment purposes.

The Council have acknowledged that there is a need to increase the supply of employment premises within Fareham and Policy E5 of the Publication Plan relates to the intensification of existing sites to help support economic growth. There are existing occupiers that cannot find premises within Fareham to meet their needs, which indicates that there are few units available in the Borough.

Existing employment sites will only be intensified if there are vacancies that will allow new or extended premises to be built. If occupancy levels at these locations are high then intensification through redevelopment is unlikely to happen. This supports the allocation of additional land so that additional premises can be built to meet the needs of business and to support economic growth.

#### Policy E5: Existing Employment Areas

Spurlings Industrial Estate and Down Barn Farm are existing, established employment sites, and they perform an important employment function and they should be afforded flexibility to help them grow, adapt and support economic growth in Fareham. This proposal will intensify and extend these existing employment areas to provide the type of employment premises required by the market, which will therefore meet the objective of this policy.

The Spurlings Industrial Estate is identified as an Existing Employment Area on the draft proposal map, however the Down Barn Farm site is not. Whilst the Down Barn Farm site is used for waste processing purposes, it is not safeguarded and the activity at the site is consistent with an employment use and the adjacent barn is in use as offices. The extent of the land in employment generating uses is indicated on the location plan that supports this representation. Therefore, the Down Barn Farm site should also be identified as an existing Employment Area on the proposals map.

#### **Conclusion**

To conclude, while demand for new employment premises in Fareham is strong, there is growing evidence to suggest that the supply of employment floorspace, including the Welborne development, is not being brought forward in accordance within timescales anticipated by the Publication Local Plan. As such, this brings into question the effectiveness of the Publication Local Plan to deliver on its aims of building a strong and responsive economy in Fareham.



Furthermore, as the Covid-19 pandemic continues to have an impact on businesses across the country and unemployment is on the rise, it is of increasing importance that the Borough maximises the potential of sites that are suitable for employment development, where impacts of the development can be appropriately mitigated. Consequently, it is considered that the extension of employment land at Down Barn Farm and Spurlings Industrial Estate should be encouraged, as it can provide much-needed floorspace in the Borough, supporting the creation of jobs and building a resilient economy in Fareham, which will in turn improve the soundness of the Borough's Local Plan.

Yours faithfully,

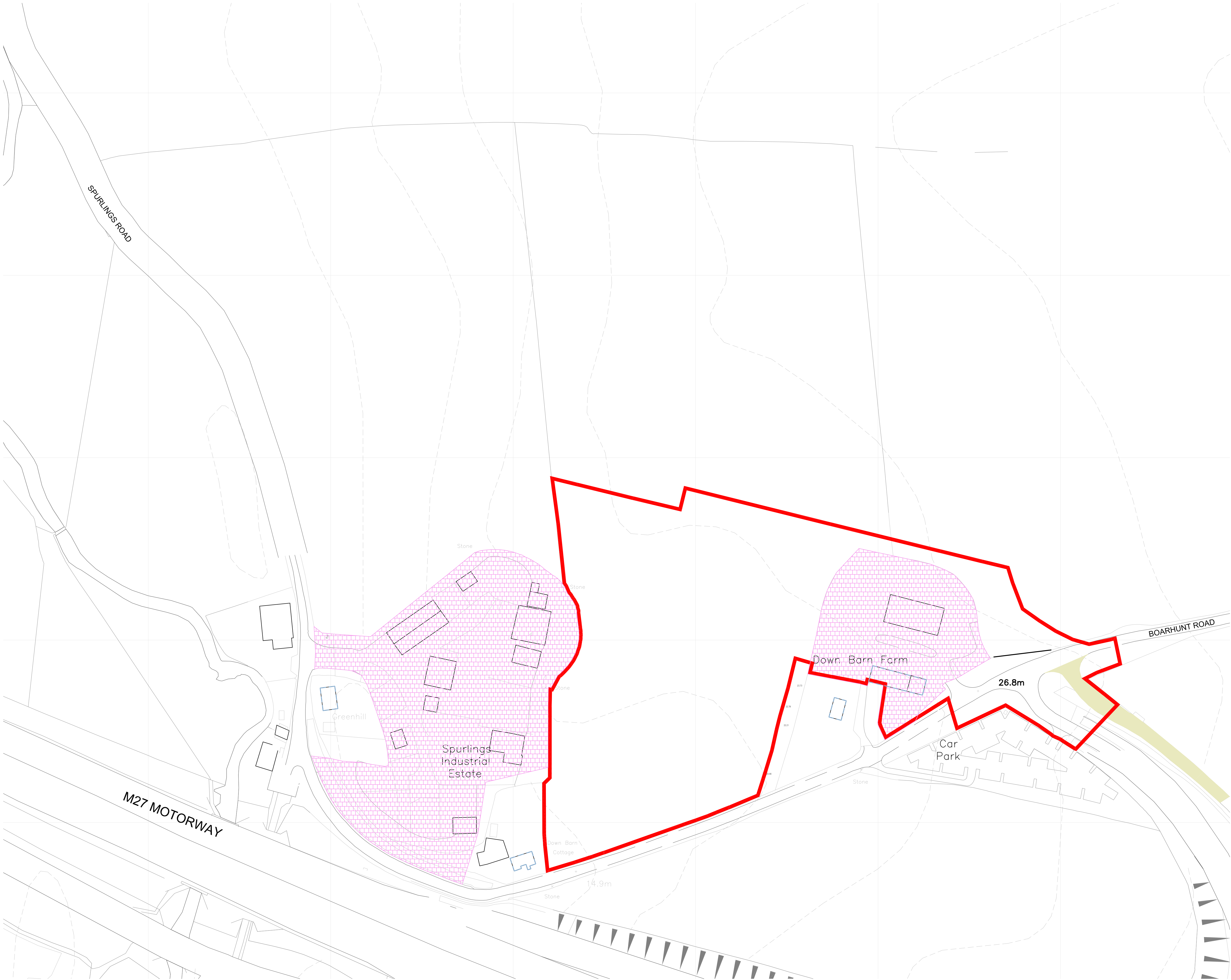


Matthew Thomas  
**Michael Sparks Associates**



enc

## **ANNEX 1 – Site Location and Proposed Layout Drawings**



NOTES:

SUBJECT TO STATUTORY CONSENTS

SUBJECT TO SURVEY

BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT

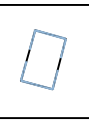
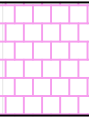

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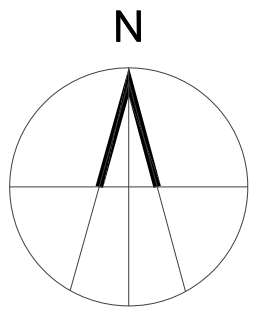
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DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO DETERMINE DIMENSIONS UNLESS SPECIFICALLY AUTHORISED BY MICHAEL SPARKS ASSOCIATES

IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES

SUBJECT TO LOCATION OF GAS MAIN

- LEGEND
-  LISTED BUILDINGS
  -  EXISTING EMPLOYMENT LAND
  -  APPLICATION BOUNDARY



..	..	..	..	..
REV	DATE	NOTE	DRAW	CHK



CHARTERED ARCHITECTS

11 PLATO PLACE  
ST. DUNSTON ROAD  
LONDON SW6 4TU

TELEPHONE 020 7736 6162  
FAX 020 7736 3696  
www.msa-architects.co.uk

TITLE

SPURLING'S INDUSTRIAL ESTATE, FAREHAM

DRAWING

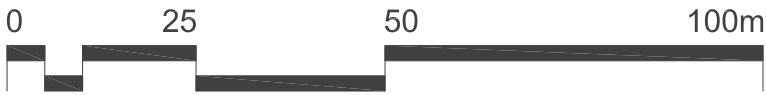
SITE LOCATION PLAN

CLIENT

DATE	SCALE	DRAWN
NOV 2020	1:1000@A1	PF
	STATUS	CHECKED
	FEASIBILITY	MT

DRAWING NUMBER

31100-FE-30







NOTES:

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MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES

SUBJECT TO LOCATION OF GAS MAIN

- LEGEND
- PROPOSED SOFT LANDSCAPING
  - APPLICATION BOUNDARY
  - PROPOSED HAUL ROAD
  - APPROXIMATE LOCATION OF GAS MAIN

AREA SCHEDULE

GIA

	sqm	sqft
1		
Unit	1,884	20,280
Offices	409	4,400
Sub total	2,293	24,680

	sqm	sqft
2		
Unit	1,043	11,225
Offices	115	1,240
Sub total	1,158	12,465

	sqm	sqft
3		
Unit	954	10,270
Offices	105	1,130
Sub total	1,059	11,400

	sqm	sqft
4		
Unit	767	8,255
Offices	88	945
Sub total	855	9,200


	sqm	sqft
5		
Unit	1,778	19,140
Offices	174	1,875
Sub total	1,952	21,015

	sqm	sqft
6		
Unit	1,490	16,040
Offices	164	1,765
Sub total	1,654	17,805

	sqm	sqft
7		
Unit	1,405	15,125
Offices	166	1,785
Sub total	1,571	16,910

TOTAL	10,542	113,475
-------	--------	---------

	Ha	acres
SITE AREA	3.702	9.15



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11 PLATO PLACE  
STUDIOS ROAD  
LONDON SW6 4TU

TELEPHONE 020 7736 6162  
FAX 020 7736 3696  
www.mso-architects.co.uk

TITLE

SPURLING'S INDUSTRIAL ESTATE, FAREHAM

DRAWING

SITE LAYOUT PLAN

CLIENT

DATE	SCALE	DRAWN
NOV 2020	1:1000@A1	PF

STATUS	CHECKED
FEASIBILITY	MS/GZ/MT

DRAWING NUMBER

31100-FE-31

## **ANNEX 2 – Occupier Letters**





26<sup>th</sup> November 2020

Dear Graham,

I am writing to confirm interest in the new development of industrial units at Down Barn Farm. We are an established local business with our premises located near Wickham Road, Fareham.

We are looking to expand our premises to a unit of approx. 12,000 sq ft in size, complete with staff parking and a small office. This will help to accommodate the extra 10-20 staff we are looking to employ.

The new premises will need to be situated near the m27 and our existing site at junction 10 in Fareham. We would be looking to move in within the next 1-2 years ideally.


Should you be successful in acquisition of planning permission, we believe the planned development at Down Barn Farm would accommodate our expansion requirements.

Yours sincerely



Mark Waring

Managing Director



23 November 2020

Dear Mr Moyse

**Ref: Proposed Industrial Development - Downbarn Farm and Land Fareham**

I understand that you will be seeking planning for a development on land adjacent to Downbarn Farm for industrial and warehousing use. As a well-established local company whose existing premises will be affected by its re-development as part of the Welborne plan, I would like to register our interest in securing new accommodation close by at Downbarn Farm.

We are a Fareham based marine wholesale and retail business with 20 employees wishing to stay within the borough and we would like to secure a long-term lease on a warehouse of approximately 20,000 ft with offices.

I understand that your proposed development, if successful at planning, would be able to accommodate this requirement and I would welcome details of occupational terms from you when convenient.



R Besse

**Managing Director**  
**Seafront Marine Group Limited**



**Pro Mech Limited**

Head Office: 7A, The Gardens, Fareham, PO16 8SS  
Accounts Tel: 01329 725002 Fax: 01329 288535



Dear Graham,

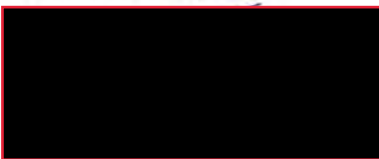
Further to our conversation regarding the expansion of our operations at Pro Mech, I would like to formally register our strong interest in the possibility of acquiring a larger site at Spurlings Industrial Estate. We are keen to stay at Spurlings as it is an ideal location for our operation as well as having a large locally based workforce.

We have now been based here for 18 years and currently employ 22 people. The current site occupies 0.8 acres with 6,600 sq ft of accommodation and 29,000 sq ft of hard standing, which you recently upgraded for us. We estimate our ideal operational requirement is an additional 21,000 sq ft of hard standing. We would happily expand at our existing location by taking on the site currently used by South Coast Concrete Pumping.

This existing hard standing would be ideal for us to store additional equipment and park more of our vehicles. If we could expand our business, we would look to employ an additional 10 – 15 new members of staff.

We would be very keen to understand further if this is a possibility.

Your Sincerely,



**John Cooper**  
**Managing Director**  
**Pro Mech**



# **South Coast Concrete Pumping Ltd**

**Unit 14 Spurlings Industrial Estate, Fareham, Hampshire, PO17 6AB.**  
**United Kingdom**

Tel: 01329 232220 Fax: 01329 287953 Web: [www.southcoastpumping.co.uk](http://www.southcoastpumping.co.uk)



Dear Graham

I am writing to confirm our conversations exploring an expansion of operations for South Coast Concrete Pumping at Spurlings Industrial Estate on Junction 11.

I am delighted to report that our current operation at Spurlings Industrial Estate is going from strength to strength and we are now in a position where we would like to expand our business. We are keen to stay at Spurlings Industrial Estate as it is an ideal location for our operation and as a local established business myself and my team are keen to stay in the area. We have now been based here for 25 years and currently employ 40 people and run 25 trucks from Spurlings Industrial Estate.

We currently occupy 0.5 acres with 3,600 sq ft of accommodation and 20,000 sq ft of hard standing. We need more space to expand our business to accommodate for 8 new trucks, including 8 new drivers, 2 new workshop staff and an apprentice. We estimate our ideal operational requirement is 1.4 acres with 7,100 sq ft of accommodation and 32,000 sq ft of hard standing. We would happily expand at our existing location, however there is not enough space for us to expand within Spurlings Industrial Estate. We feel our best option would be to move our operation to a field adjacent to Spurlings Industrial Estate.

We understand you are promoting an extension to Spurlings with Fareham Borough Council and would like to register our firm interest in remaining here in an expanded facility should the site come forward in the near future.

Yours sincerely





Dear Graham,

I am writing to confirm our conversations exploring a relocation of TJ Waste and Recycling from Charity Farm, Wickham Road, Fareham to an expanded Spurlings Industrial Park on Junction 11.

As you know our current operation at Charity Farm sits within the proposed new garden village of Welborne. The owner, Buckland Developments Limited, is progressing a planning application for a new settlement and has indicated that he will soon be serving us a notice to quit and we will no longer be able to operate from this site.

As a local business we are keen to stay in the area, having been based here for 15 years. Our ideal operational requirement is 4/5 acres with 7000 sq ft of accommodation and 85,000 sq ft of hard standing. We understand you are promoting an extension to Spurlings with Fareham Borough Council and would like to register our firm interest in relocating here should the site come forward in the near future.

Yours sincerely,



John Gosling  
Managing Director

Gayle Wotton,  
Planning Strategy Manager  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

**Planning Policy,  
Planning and Economic  
Development**

Portsmouth City Council  
Civic Offices  
Guildhall Square



30 July 2021

Ref: PCC\_300721

Dear Gayle,

**Re: Fareham Borough Council - Local Plan 2037 - Portsmouth City Council response**

1. Thank you for consulting Portsmouth City Council (PCC) on the Fareham Borough Council (FBC) Local Plan Revised Reg 19 consultation.
2. PCC previously commented on consultation drafts of the FBC Local Plan in February 2020 and in December 2020. The position of the two authorities on their respective Local Plans has since moved on, particularly with regard to housing need and potential supply in part due to changes in plan period and the Government's confirmed housing need methodology.
3. Portsmouth City Council (PCC) works closely with Fareham Borough Council (FBC) as a fellow member of the Partnership for South Hampshire (PfSH), through the Solent Transport partnership, and as a neighbouring planning and highway authority. The two authority areas have strong social and economic ties and share an employment and housing market area.

**Housing need**

4. In response to FBC's amended *Strategic Policy H1: Housing Provision*, PCC's evolving and current position on unmet need is clarified below.
5. The housing need for the new Portsmouth Local Plan (872 per annum) as of June 2021 represents a significant increase over the level set in the adopted 2012 *Portsmouth Plan* (420 pa) demonstrating the comprehensive and proactive search for housing capacity undertaken to date. However, given the scale of the likely shortfall and the city's constraints on developable land it is extremely likely that PCC will not be able to meet its own Local Housing Need.
6. PCC published a *Housing and Economic Land Availability Assessment* in February

2019 which showed a shortfall in the potential housing supply capacity of the city of some 2,800 dwellings over the plan period. Following a further review of the potential supply, including potential strategic site options and their delivery rates during the plan period, the preparation of the 2021 HELAA shows that there is a current shortfall of around 750 dwellings for the plan period to 2038. However, the scale of unmet need is expected to continue to change (and likely to increase overall) as the plan progresses taking into account new planning permissions, any under delivery against the government's housing need targets and refinement of the draft strategic site allocation's proposals and likely implementation rates, as well as any secured delivery through the Duty to Co-operate.

7. The City Council therefore welcomes FBC's inclusion of an identified contribution to unmet need of neighbouring authorities of 900 dwellings (increased from 847) in its Local Plan Housing Requirement (Table 4.1), inclusive of a delivery buffer, with the acknowledgement of PCC's previous requests to include a proportion of its unmet need in the Local Plan housing supply; the reference to the likelihood of Gosport Borough Council having significant unmet housing need is also noted.
8. In the absence of an updated position statement on the distribution of housing between the PfSH Authorities whilst this work is currently underway, PCC's *Regulation 18 Local Plan consultation draft* (approved by Cabinet on 27<sup>th</sup> July 2021) indicates a possible contribution of 1,000 units from other local authorities as a 'placeholder' while Duty to Cooperate discussions continue and as Portsmouth's final unmet need housing figure is being determined.
9. Although some neighbouring local authorities in the Housing Market Area have already indicated that they would not have the capacity to meet the city's unmet need, PCC does recognise that Fareham Borough is not the only location where its unmet need could potentially be accommodated within the sub region. This shows the importance of the work being carried out by PfSH on the distribution of unmet housing need in the sub region, including the preparation of Strategic Development Opportunity Area work, which will help to guide the location of future development in the sub-region and form the basis of both Statements of Common Ground between individual Local Authorities and PfSH.
10. PCC therefore retains its request to Fareham BC to take a proportion of its unmet housing need given the strategic cross boundary connections with the housing market area and its geographical proximity and welcomes the recognition of this within in the Fareham Local Plan 2037 housing supply. We would request that all deliverable supply options for the plan period have been fully explored given the scale of unmet need indicated by PCC and Gosport BC and that further discussions are held on the apportionment of dwellings to be allocated to Portsmouth's unmet need.

## **Housing Allocation Policies**

11. PCC notes and welcomes the inclusion of Land West of Downend Road and Land South of Longfield Avenue allocation, which was removed from the November 2020 Reg 19 consultation document in view of the Government proposals for a lower housing target for Fareham, ahead of the confirmed methodology. The Land West of Downend Road allocation is particularly well located in principle for helping to accommodate Portsmouth's unmet need given its geographical proximity to the city

and transport links via the M27/ A27, Portchester railway station and the proposed Bus Rapid Transit (BRT) line.

## **Employment**

12. PCC notes the FBC's amended approach to office space need, based on labour demand to set a more positive, 'aspirational' target instead of past take up used for industrial floorspace need projections, following the recommendations of the 2021 Stantec study of employment need for the sub region. The inclusion of additional smaller employment sites to ensure flexibility and deliverability, instead of relying on significant provision from two strategic sites, is supported.
13. The overprovision of employment space for the plan period is noted. PCC has no objection to this approach to setting employment land forecasts for the plan period given the need for flexibility and choice in delivery and to ensure employment opportunities are retained locally and to lessen out-commuting which may impact on sub regional travel patterns.
14. PCC will continue to work with FBC through PfSH to identify sufficient space for any unmet regional employment need, including locations for strategic distributions sites where there is an identified need.

## **Working Together**

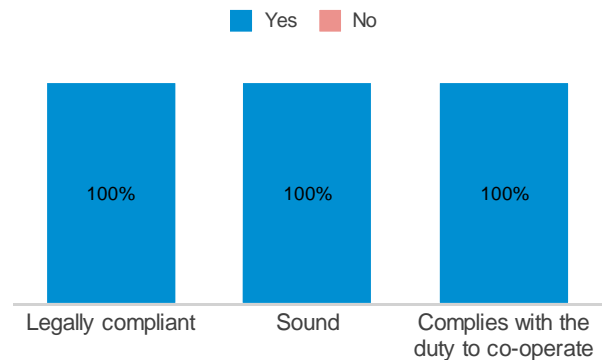
15. PCC is keen to continue to work with FBC on cross boundary strategic planning issues, in both the production of a review of the PfSH Spatial Position Statement and a Statement of Common Ground for strategic planning matters, including the distribution of housing need and the complexity of movement and travel patterns with Housing Market Areas which Government's Standard Methodology for assessing Local Housing Need does not capture. Both pieces of work are currently on-going but the Council is keen to reflect the ongoing collaborative work in formal Statement(s) in due course.
16. Previous Duty to Co-operate conversations and consultation responses have captured the importance of working together on issues that affect PCC and FBC; the landscape value of Portsdown Hill which spans the councils' boundaries; the size and timing of new residential development that may impact on education provision; safeguarding of key transport links; consideration of proposed Green Infrastructure linkages; the sub regional approach to nitrate mitigation and any forthcoming biodiversity net gain requirements.

Yours sincerely,

**Rachel Cutler**



	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	2	2	2
<b>Yes</b>	2 100%	2 100%	2 100%
<b>No</b>	0 0%	0 0%	0 0%



**Respondent: Mr Paul Barton (267-01240)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

This Council also welcomes the contribution the Revised Publication Plan will continue to make towards built employment floorspace, primarily within the proposed Daedalus and Welborne allocations for meeting both local and wider strategic employment needs. The sub-regional importance of the Solent Enterprise Zone also continues to be recognised in terms of the wider employment, skills and training opportunities this will continue to provide. The policy is based on the latest PfSH wide evidence on employment needs. In overall terms the policy is sound and meets the duty to co-operate. We would request a reference be added to the Plan to the PfSH 'cities first' approach to office development in any scenario whereby Fareham was exceeding the office targets set out for its Borough by the emerging PfSH Strategy or evidence base. This would ensure that the NPPF sequential approach could be considered at a South Hampshire level when needed. (We are happy to discuss the appropriate wording to address this issue). I trust this is of assistance. Please do not hesitate to contact us if you have any queries with regards to our response.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

**Respondent: Mr Graham Tuck (267-341243)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

This Council welcomes the contribution the Revised Publication Plan will continue to make towards built employment floorspace, primarily within the proposed Daedalus and Welborne allocations for meeting both local and wider strategic employment needs. The sub-regional importance of the Solent Enterprise Zone also continues to be recognised in terms of the wider employment, skills and training opportunities this will continue to provide.

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No, I don't want to take part in a hearing session

---



## **Representations by Southern Planning Practice Ltd under Regulation 19 on behalf of Frobisher Developments Ltd on the Fareham Local Plan 2037 Revised**

### **Introduction**

1. (X.X) For ease of reference, the number in brackets corresponds to the Local Plan paragraph numbering.

### **General Commentary**

2. These representations follow submissions made on the Regulation 18 consultation in October 2017 on the draft Local Plan and again in further consultation in December 2020.
3. Frobisher Developments Ltd welcome the amendments made to the Plan in particular:-
  - the allocation of more employment floorspace
  - taking a more flexible approach to employment uses
  - providing a greater choice of sites
4. The changes accord with the NPPF in helping to create the right conditions in which businesses can invest, expand and adapt, and where different locational requirements of businesses and submarkets drive the market.
5. Frobisher Developments Ltd strongly supports the allocation of Little Park Farm which makes a significant contribution to the employment strategy, by contributing to the range of sites that the Borough has to offer, giving more choice, offering freehold or leasehold options and with the strong locational advantage of having good access to the motorway.

### **Specific Commentary**

6. (6.3) As the application reference P/21/0077/FP for the upgrading of the access road to Little Park Farm demonstrates the work is being funded by the developer. In achieving the necessary infrastructure improvements in order to support the economic development the developers' contribution to help to fulfil this should also be recognised.
  - (i) The following text amendment in red is suggested:



The Council will work with partners, including the Solent LEP and Hampshire County Council, **and developers**, in order to achieve the necessary infrastructure improvements in order to support the economic development of the Borough.

7. 6.4(c) Live-work accommodation is not catered for in policy despite this being an aim of the Local Plan. It is mentioned in supporting text only, and then specifically in the context of development acceptable in the countryside.

- i. Policy E5 should be amended to align with the plan's aims.

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 (**excluding live-work units**); and
- ii. All appropriate alternative forms of employment use (**including live-work units**) 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, such as retail and leisure facilities, but excluding offices, a full sequential assessment will be required as part of a planning application.

8. 6.6 It is not only Covid which will affect the local economy, the shake up of business models, tax changes and supply chains following Brexit will also have an impact as adjustments are made by businesses. The Solent Freeport is just one example which will draw investment into the region, which includes the Borough.

9. **6.12** Agreed

10. 6.12.1 Certainly the bulk of supply has come from smaller warehouse (See comments made by Propernomics, submitted with our representations made in December 2020 attached hereto as Appendix 1 for ease of reference.) But there is a shortage of supply for medium and large warehouses and a strong demand for such as confirmed by Propernomics, Appendix 1 and Vail Williams, Schedule of Market Interests at Little Park Farm, Appendix 2.

11. 6.12.2 Agreed

12. Strategic Policy E2

Supported

13. 6.16 Our earlier economic paper identified different submarkets. The NPPF para 83 requires planning policies to address specific locational requirements of business. This is achieved by providing a spread of employment locations through the Borough but the role of local submarkets should also be recognised as they partly dictate which businesses go where. The text should be amended as highlighted in red: -

By providing a range of types of site in different geographical locations **and economic submarkets** 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.

14. 6.20 This is strongly supported. It is considered important to provide an oversupply. It is “far preferable to have a surplus of employment land in the Local Plan” not least for choice and because the nature of the market (especially for industrial and logistics space) means that supply is met by demand.<sup>1</sup> This will encourage sustainable economic growth, local and inward investment, overcomes potential barriers to business and is flexible enough to meet the employment needs of the Borough in accordance with the NPPF.

15. Site Specific Requirement

No objection

16. Policy E5: Existing Employment Areas

It is not clear why it is necessary to demonstrate that the proposal will create additional jobs to satisfy Policy E5. Alteration and redevelopment of premises may not always be driven by an expanding workforce. These works may be required for health and safety reasons, for reasons of efficiency (which does not necessarily translate to job creation) or to improve amenity. Proposals submitted for these reasons would fall foul of this policy. There is no requirement in the NPPF to demonstrate that economic proposals need to create jobs. Nor does the text of the policy justify it. This subclause should be deleted.

---

<sup>1</sup> Propertonomics Employment Land Report Dec 2020

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### **Specific Commentary**

6. (6.3) As the application reference P/21/0077/FP for the upgrading of the access road to Little Park Farm demonstrates the work is being funded by the developer. In achieving the necessary infrastructure improvements in order to support the economic development the developers' contribution to help to fulfil this should also be recognised.
  - (i) The following text amendment in red is suggested:

The Council will work with partners, including the Solent LEP and Hampshire County Council, **and developers**, in order to achieve the necessary infrastructure improvements in order to support the economic development of the Borough.

7. 6.4(c) Live-work accommodation is not catered for in policy despite this being an aim of the Local Plan. It is mentioned in supporting text only, and then specifically in the context of development acceptable in the countryside.

- i. Policy E5 should be amended to align with the plan's aims.

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 (**excluding live-work units**); and
- ii. All appropriate alternative forms of employment use (**including live-work units**) 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, such as retail and leisure facilities, but excluding offices, a full sequential assessment will be required as part of a planning application.

8. 6.6 It is not only Covid which will affect the local economy, the shake up of business models, tax changes and supply chains following Brexit will also have an impact as adjustments are made by businesses. The Solent Freeport is just one example which will draw investment into the region, which includes the Borough.

9. 6.12 Agreed

10. 6.12.1 Certainly the bulk of supply has come from smaller warehouse (See comments made by Propernomics, submitted with our representations made in December 2020 attached hereto as Appendix 1 for ease of reference.) But there is a shortage of supply for medium and large warehouses and a strong demand for such as confirmed by Propernomics, Appendix 1 and Vail Williams, Schedule of Market Interests at Little Park Farm, Appendix 2.

11. 6.12.2 Agreed

12. Strategic Policy E2

Supported

13. 6.16 Our earlier economic paper identified different submarkets. The NPPF para 83 requires planning policies to address specific locational requirements of business. This is achieved by providing a spread of employment locations through the Borough but the role of local submarkets should also be recognised as they partly dictate which businesses go where. The text should be amended as highlighted in red: -

By providing a range of types of site in different geographical locations and economic submarkets 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.

14. 6.20 This is strongly supported. It is considered important to provide an oversupply. It is “far preferable to have a surplus of employment land in the Local Plan” not least for choice and because the nature of the market (especially for industrial and logistics space) means that supply is met by demand.<sup>1</sup> This will encourage sustainable economic growth, local and inward investment, overcomes potential barriers to business and is flexible enough to meet the employment needs of the Borough in accordance with the NPPF.

15. Site Specific Requirement

No objection

16. Policy E5: Existing Employment Areas

It is not clear why it is necessary to demonstrate that the proposal will create additional jobs to satisfy Policy E5. Alteration and redevelopment of premises may not always be driven by an expanding workforce. These works may be required for health and safety reasons, for reasons of efficiency (which does not necessarily translate to job creation) or to improve amenity. Proposals submitted for these reasons would fall foul of this policy. There is no requirement in the NPPF to demonstrate that economic proposals need to create jobs. Nor does the text of the policy justify it. This subclause should be deleted.

---

<sup>1</sup> Propertonomics Employment Land Report Dec 2020



## **Representations by Southern Planning Practice Ltd under Regulation 19 on behalf of Frobisher Developments Ltd on the Fareham Local Plan 2037 Revised**

### **Introduction**

1. (X.X) For ease of reference, the number in brackets corresponds to the Local Plan paragraph numbering.

### **General Commentary**

2. These representations follow submissions made on the Regulation 18 consultation in October 2017 on the draft Local Plan and again in further consultation in December 2020.
3. Frobisher Developments Ltd welcome the amendments made to the Plan in particular:-
  - the allocation of more employment floorspace
  - taking a more flexible approach to employment uses
  - providing a greater choice of sites
4. The changes accord with the NPPF in helping to create the right conditions in which businesses can invest, expand and adapt, and where different locational requirements of businesses and submarkets drive the market.
5. Frobisher Developments Ltd strongly supports the allocation of Little Park Farm which makes a significant contribution to the employment strategy, by contributing to the range of sites that the Borough has to offer, giving more choice, offering freehold or leasehold options and with the strong locational advantage of having good access to the motorway.

### **Specific Commentary**

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11. 6.12.2 Agreed

12. **Strategic Policy E2**

Supported

13. 6.16 Our earlier economic paper identified different submarkets. The NPPF para 83 requires planning policies to address specific locational requirements of business. This is achieved by providing a spread of employment locations through the Borough but the role of local submarkets should also be recognised as they partly dictate which businesses go where. The text should be amended as highlighted in red: -

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<sup>1</sup> Propertonomics Employment Land Report Dec 2020

# FAREHAM Local Plan 2037

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You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

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- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

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## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

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- Performance of a task carried out in the public interest.

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You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

# PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Mr
First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |                                     |                               |           |
|-------------------------------------|-------------------------------|-----------|
| <input type="checkbox"/>            | A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> | A policy                      | Go to B1b |
| <input checked="" type="checkbox"/> | The policies map              | Go to B1c |
| <input type="checkbox"/>            | A new housing allocation site | Go to B1d |
| <input type="checkbox"/>            | The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policies E1, E2 and E3 relating to Daedalus

B1c Which part of the Policies Map?

Daedalus

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Gosport Borough Council supports the employment allocations at Daedalus (Policies E1, E2 and E3).

### B3 Extension:

The significant amount of floorspace at Daedalus will create new employment opportunities for Gosport residents reducing the need to leave the Peninsula and offer genuine transport choices other than the private car and thereby reducing congestion and air pollution.

The Faraday Business Park (Policy E2) and the Swordfish Business Park (Policy E3) represents an extension and intensification of the original strategic employment allocations included in the current adopted Fareham Local Plan (part 1) (2011). The policy includes a number of development safeguards relating to access requirements, not prejudicing the operation off the Solent Airport as well as provisions relating to design, nature conservation interests, flood risk, contamination and infrastructure.

Both sites have been taken out of the Strategic Gap when compared with the current Adopted Local Plan however the development of employment uses will be a high-quality design to reflect the style and appearance of existing development adjacent the airfield to create much needed employment opportunities on the Peninsula. The employment proposals will maintain the significant strategic gap of the airfield itself. The proposals are particularly important when Gosport Borough has the lowest job density in the South East and one of the lowest in England.

Due to the importance of the Daedalus site for both local authorities the Council **supports** the following:

- the FLP2037 vision for '*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 associated jobs.*'
- Strategic Priority 6 which seeks to protect important employment areas and zones and providing for future employment floorspace
- Policies E1, E2 and E3 which allocates land at Daedalus for new employment floorspace.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

None

B4b How would the modification(s) you propose make the Revised Publication Local Plan



legally compliant or sound?

N/a

B4c Your suggested revised wording of any policy or text:

N/a

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

N/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL



Wednesday 8<sup>th</sup> September 2021

Planning Strategy  
Fareham Borough Council  
Civic Offices, Civic Way  
Fareham, Hampshire PO16 7AZ

E-Mail: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

Fao: Planning Strategy at Fareham Borough Council

**Re: Fareham Local Plan**

Hampshire Chamber of Commerce's Planning & Transport Business Strategy Group would like to make the following comments in regards to the Fareham Local Plan. We appreciate we missed the initial consultation deadline and seek your concession to take these views into account anyway.

Overall the Chamber acknowledges and supports the direction of policies within the proposed Local Plan and these comments build upon previous responses provided to planning consultations.

It seems the policies of the Council are geared to removing non-conforming and low key sites and relying on more attractive modern developments. This is commendable, but we would not wish to see such developments placed into rural sites as they would not be sustainable in terms of transport or environment.

From an employment land perspective we are not supportive of any losses of allocations to housing, although we understand the pressures Fareham Borough Council faces in this respect. Where necessary, and particularly in the Town Centre, we would support mixed use commercial and housing developments of empty retail and commercial property to maintain economic activity and the current high levels of employment. The town centre will continue to undergo considerable change from retail towards blended and flexible retail, residential, creative, hospitality, experiential and service businesses. To achieve this the planning approach must be equally flexible, entrepreneurial and adaptable to changing demand.

We would urge greater use of brown field sites for new developments rather than building in rural areas of the Borough, **Daedalus provides a substantial area of new space which is supported.** The Stubbington By-Pass is due for completion in 2022/23 which will provide good transport links to Daedalus, but we would also seek complementary improvements in public transport access and the provision of suitable business sustainable travel plans.

We understand there is considerable reliance on Welborne as a site of employment, particularly for logistics and large sheds, but the continued delays to the highway access put this aspiration in jeopardy until 2024/2025 at the earliest. We would urge that an interim highway access proposal is facilitated to ensure early development for commercial logistics use prior to the provision of the new link road.

We would also wish to ensure there is greater integration of land use and sustainable transport provision at the Welborne development to reduce the overall need to travel. For some time we have lobbied to ensure due consideration is given to the reopening of the Knowle Halt Railway Station to aid this aspiration. This principle of better public transport and cycling/walking improvements should be standardised here as well as for all new developments across the Borough.

The plan recognises the importance of high quality employment land provision, but it should recognise the changing needs of employers by providing localised mixed development, flexible work spaces and smaller units for growing businesses.

The importance of housing to create a sense of place is vital, but this can result in the loss of important employment space, so important to attracting and developing businesses, hence the significance of allowing sensible flexible change of use across the borough.

The connections with skills (at all levels), transport, high quality business support and good design and development are the essential ingredients to inward investment and the building of place. This must be supported through bringing together of the stakeholders towards delivering a common vision building the transformation of the borough.

Thank you for giving Hampshire Chamber of Commerce the opportunity to comment on your plan.

Kind regards



**Mark Miller**  
**Chair of the Planning & Transport Business Strategy Group**  
**Hampshire Chamber of Commerce**

# FAREHAM Local Plan 2037

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Title:	Mr
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Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	
Postcode:	
Telephone Number:	
Email Address:	

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B1

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- |                                     |                               |           |
|-------------------------------------|-------------------------------|-----------|
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| <input checked="" type="checkbox"/> | A policy                      | Go to B1b |
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**FAREHAM**  
BOROUGH COUNCIL



Hampshire  
County Council

*Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

Enquiries to	Neil Massie	My reference	FBCLPReg19
Direct Line	[REDACTED]	Your reference	Reg19Consultation
Date	29 July 2021	Email	[REDACTED]

Sent by email to: [PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)

**For the attention of Gayle Wootton**

Dear Sir,

Thank you for consulting the County Council on the Revised Publication Local Plan (Regulation 19 consultation). This response is provided in the County Council's capacity as the local highway authority, local education authority, lead local flood authority and the minerals and waste planning authority.

### **Local Highway Authority**

The County Council is the local highway authority (LHA) for all roads in Hampshire, except for motorways and trunk roads, and this response is concerned with the potential highway and transportation impacts of the land use proposals set out by the Borough Council on the local road network. The County Council's primary concern as local highway authority is the efficient use, management and maintenance of the local highway network. Ensuring that all new development mitigates its impact on the Hampshire network is the function of the local highway authority.

The LHA submitted comments in December 2017 and February 2020 in response to the Draft Local Plan Regulation 18 consultations, and more recently in December 2020 in response to the Regulation 19 consultation. These comments remain valid and should be considered in conjunction with this response.

**Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI**

The LHA's comments in response to the changes proposed in the Revised Publication Local Plan (June 2021) are set out below.

## **Transport Assessment**

The strategic transport assessment (TA) evidence base for this consultation is the September 2020 version submitted as part of the evidence base for the Publication Plan consultation in November 2020. Before the publication of the TA there were several changes to the growth scenarios which have resulted in alterations to the number and location of the development sites. These changes are reflected in the previous consultations on the draft local plan.

The SRTM Modelling report (May 2020) and TA use the growth scenario and housing number of 12,169 dwellings which includes the two proposed Strategic Growth Areas (SGAs). This housing number with the SGA proposals represents the growth scenario with the highest housing number and was not proposed in any of the versions of the draft local plan. The growth scenario in the Publication Plan (2020) represents the lowest housing number of 8,389 dwellings. Whereas the growth scenario in this Revised Publication Plan (2021) is 10,594 dwellings.

The SRTM modelling report (May 2020) sets out the Baseline, the Do Minimum (with local plan development) scenario and the Do Something (with mitigation) model runs. As the proposed Strategic Growth Areas were included in the Do Minimum scenario the strategic modelling used a higher housing number than is currently proposed in the June 2021 Revised Publication Plan. A Technical Note (2021) in support of the Revised Publication Plan was produced to provide a high-level assessment of the potential differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. The report concludes in paragraph 4.1.2 that *'Given the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation.'* The report also concedes that *'There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this.'*

The LHA would have preferred to see the results of an additional strategic model run which more accurately assessed the differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. In the absence of such evidence the LHA is unable to form an "evidence led" view of the likely impact of the development scenario presented in the Revised Publication Plan.

The LHA notes that the Revised Publication Local Plan reduces the overall amount of housing development compared to the development scenario in the TA. The reduction is principally as a result of the removal of the formerly proposed SGAs although the level of reduction is offset by new site allocations (e.g. west of Down End and south of Longfield Avenue) and by increases in proposed allocations at a number of other sites

(e.g. Fareham town centre). This means the revised development proposals represent a different development scenario to that tested under the TA. The LHA note that there is no updated evidence to show the impact on the highway network of the development scenario presented in the Revised Publication Local Plan. The consequence of this is that localised impacts of development subject to the plan revisions have not been fully tested. Whilst the LHA do not contend that this makes the plan invalid or undeliverable it will mean there is a risk that some transport issues and the need for additional mitigation will be identified in latter stages of the plan making process and through site specific transport assessments.

## **Development strategy**

The LHA acknowledges that the Revised Publication Local Plan proposes a higher housing need than in the previous draft Publication Plan. This higher housing need is in response to a higher level of housing growth proposed by Government in December 2020. The consequence of a higher housing need is a change to the development strategy with the inclusion of new housing sites and increases in proposed allocations at several other sites.

### South of Fareham Strategic Growth Area

The LHA previously submitted an objection (Regulation 18 consultation in Feb 2020) to the principle of the designation of a South Fareham SGA and the possible detrimental impact on Stubbington bypass resulting from development in the SGA. The Revised Publication Plan proposes a new development strategy which replaces the South of Fareham SGA with two new allocations (HA54 and HA55). The two allocations (HA54 and HA55) are proposed as extensions to the urban area with no direct access on to Stubbington bypass.

The LHA supports the removal of the SGA which straddled Stubbington Bypass and supports new policy HA55e for Land South of Longfield Avenue which states the site should have 'no direct access onto the Stubbington bypass'. This allocation focuses development with access to the north towards Fareham and existing transport and community facilities which will reduce the potential impact on the local highway network around Stubbington. For these reasons the LHA removes the previous objection to the SGA and is content with the change in the development strategy and new policy wording.

However, through the next stages of the plan making process and site-specific transport assessments the LHA will need to be reassured that the edge of town allocations HA54 and HA55 will not impact the local highway network including Stubbington Bypass and that any impact on the network can be adequately mitigated. In this way the LHA will be able to make an informed and evidence-led decision on the scale of impact on Stubbington Bypass.

## Edge of town sites replacing Strategic Growth Areas

The LHA acknowledges that the SGAs (totalling 2,150 houses) have been replaced with 3 new housing site allocations on the edge of the built-up areas (totalling 1,980 houses). In the case of the North of Fareham SGA this has in effect been replaced with a new allocation HA56 Downend Road West which together with the existing HA4 Downend Road East allocation (of 350 houses) totals 900 houses. The South of Fareham SGA has been replaced with new allocations HA55 South of Longfield Avenue on the southern edge of Fareham and HA54 East of Crofton Cemetery on the northern edge of Stubbington which together total 1,430 houses.

This development strategy assumes that the new allocations on the edge of town will have easy access to existing facilities with the opportunity to use sustainable and active travel modes. To achieve this aspiration requires a master-planning approach to the individual sites which considers the location of existing facilities and the integration of existing non-car infrastructure (e.g. bus/cycle/pedestrian routes) with the new on-site infrastructure in order to improve accessibility for all and provide travel choice without the need to use the car. This is the opportunity to provide good quality cycle infrastructure which encourages cycling for the short trips which would otherwise be made by car.

Site-specific TAs will be required at the planning application stage to fully assess the impact of the edge of town development sites and to apply the sequential approach to assessing the mitigation measures required starting with active travel and public transport options before considering highway capacity options as set out in amended policy TIN2 Highway Safety and road network.

## **Development allocations**

### **HA54 Land east of Crofton cemetery**

This is a new housing site allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas. The HA54 policy text is vague and does not mention the requirement for cycle and walking connections to the site.

The LHA recommend that new policy text is added to specifically refer to the requirement: for walking and cycling routes from the site to existing local shops, Fareham and Stubbington village.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **HA55 Land south of Longfield avenue**

This is a new housing allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The HA55f text for walking and cycling provision in policy is unclear and muddled and does not refer to the cycle routes. The LHA recommend that new policy text is added to specifically refer to: the provision of cycle routes from the site to key destinations including the existing local shops, Fareham railway station and Stubbington village.

The LHA recommends that HA55j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport and ensure the site can be accessed by non-car modes.

## **HA56 Land west of Downend**

This is a new housing site allocation which previously formed part of the North Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The LHA recommends that HA56j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 transport corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **Policy TIN1 sustainable transport**

The LHA supports the amendments to this policy. In addition, the LHA recommend that the supporting text should add that: new cycle routes within and off-site should comply with the latest DfT cycle design guidance LTN 1/20 and should include improvements to existing cycle routes where the existing provision is substandard.

## **TIN2 Highway Safety and road network**

The LHA supports the policy amendment and supporting text to reflect the sequential approach to assessing the mitigation measures required for a development site.



This sequential approach should also be applied to the highway mitigation schemes identified in the TA and listed in paragraph 10.15. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the Government's new policy agenda on decarbonising transport and the County Council's emerging Local Transport Plan 4.

The LHA supports the amendment to paragraph 10.16 which recognises that the Parkway/Leafy Lane junction identified in the Strategic Transport Assessment does not warrant a mitigation scheme for increased junction capacity but a scheme more in line with its traffic management role in a residential area.

### **Bus Rapid Transit - Policy TIN3 Safeguarded Routes**

The LHA supports the new supporting text in paragraph 10.24 which now refers to the future extensions of the SEHRT.

### **Climate and Air quality**

In view of the newly released government Transport decarbonisation plan (14 July 2021) and the emerging Hampshire Local Transport Plan 4 the LHA wishes to be reassured that Fareham Borough Council is satisfied that the Revised Publication Plan goes far enough in supporting the Government and County Council's policies on climate change that have been announced during the local plan preparation process.

This is in respect of Hampshire County Council's adopted climate change strategy (July 2020) and targets to be carbon neutral by 2050 and resilient to a two degree rise in temperature. For Hampshire to meet these targets, which are in line with Government legal requirements, land-use planning and transport policies at the local district level need to play a strong role and are likely to be most effective at the plan making stage.

The Revised Publication Plan identifies road transport emissions as the main source of air pollution therefore given the connection between road transport, local plan allocations, air quality and health, the LHA recommend that there needs to be cross-referencing on air quality within the Climate, Natural Environment and Transport chapters to reinforce the message.

### **Lead Local Flood Authority**

The County Council is pleased to note the inclusion of Strategic Policy number 11 which explains how the Fareham Borough Council plans to respond to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion. The County Council also notes that policies CC1 and CC2 which set out the use of Strategic Flood Risk Assessments, sequential testing, the use of green/blue infrastructure and Sustainable Drainage Systems. Additionally, the County Council notes that Flood Risk Maps have been consulted for each of the sites in the plan.

However, the Local Plan does not mention whether Hampshire County Council's Local Flood and Water Management Strategy has been consulted, and it would obviously be beneficial for the borough council to be aware of the Hampshire wide strategy for flood risk. The County Council would recommend that that the strategy be referenced in the local plan, with the suggested wording set out as follows: 'This policy has been written in line with the principles of the [Lead Local Flood Authority for Hampshire's Local Flood and Water Management Strategy](#).

### **Minerals and Waste Planning Authority**

The County Council is pleased to note the requirement for a Mineral Assessment as part of a development and employment site allocation has been included in the local plan. However, the County Council provides the following minor technical comment on the latest version of the Local Plan.

In relation to Policy E3: Swordfish Business Park, it has been identified that this particular site does not lie within Hampshire County Council's Minerals Consultation Area, and so neither a Mineral Assessment nor Mineral extraction need to be considered for development in this area, as noted under section m) of this policy.

The County Council however reaffirms that the other allocated employment site also on the Daedalus site, Policy E2: Faraday Business Park, is within Hampshire County Council's Minerals Consultation Area and so should keep its wording surrounding Mineral extraction, which has been added under section m) of this allocation.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact Neil Massie on [REDACTED] who provides the coordinating role for the County Council on Local Plan responses.

Yours faithfully,



Stuart Jarvis  
Director of Economy, Transport and Environment

Date: 29 July 2021  
Our ref: 357301  
Your ref: N/A



Planning Strategy Team  
Fareham Borough Council

**BY EMAIL ONLY**



Dear Sir/Madam

### **Regulation 19 Local Plan Consultation (18<sup>th</sup> June – 30<sup>th</sup> July 2021)**

Thank you for your consultation on the above dated 18 June 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Council's approach to achieving sustainable development through its Local Plan, particularly through its suite of Natural Environment policies that include protection of internationally, nationally and locally designated sites, the enhancement of the local ecological network and the requirement for biodiversity net gain.

It is welcomed that many policies have been updated that incorporate our previous advice. Please see below for our comments on the Regulation 19 Local Plan and supporting Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA).

This response is subsequent to our comments provided on the 18<sup>th</sup> December 2020 to inform a previous iteration of the Regulation 19 consultation process, which ran from the 6<sup>th</sup> November 2020 to the 18<sup>th</sup> December 2020.

### **Policy CC2: Managing Flood Risk and Sustainable Drainage Systems**

It is welcomed that the revised policy outlines that where a development drains to a protected site(s), an additional treatment component (i.e over and above that required for standard discharges) may be required.

It is recommended the Policy also makes clear that where SuDS are proposed as a fundamental part of Habitat sites mitigation, developments will need to demonstrate the long-term (in perpetuity) monitoring, maintenance/replacement, and funding arrangements.

### **Policy NE2: Biodiversity Net Gain**

It is noted that section 9.32 now states that 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.

[Biodiversity Metric 3.0](#) was published in July 2021. We advise that the Policy is updated accordingly and that this metric is used to measure gains and losses to biodiversity resulting from development, and implement development plan policies on biodiversity net gain.

We recommend that the local plan policy should align as closely with the Environment Bill and anticipated framework for mandatory net gain as possible and that the Policy confirms the intention for a Supplementary Planning Document (SPD) to be developed to provide further detail within an appropriate timescale.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

Solent Wader and Brent Goose mapping (as provided on the SWBGS [website](#)) may be subject to change over the plan period, therefore it is recommended the Policy ensures the latest mapping is sought in advance of determining planning applications.

We advise that developments affecting SPA supporting habitat should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase. In particular, noise disturbance should be addressed by avoiding works over 69dB during winter months (as per our advice on applications).

With regards to collection of financial contributions to address impacts on SPA supporting habitat (specifically Secondary and Low Use sites), it is recommended that the Local Plan identifies some suitable projects to which funds can be directed to ensure the protection and enhancement of the wider SWBG network.

#### **Employment Allocation: E4: Solent 2**

It is welcomed that the wording has been updated to require development to demonstrate 'compliance with Strategic Policy NE1 with regards to impacts on the local ecological network'. We refer you to our previous advice that the Policy should also outline that 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, rather than just specifying protected trees, that seeks to enhance and connect habitat in the locality.

#### **Other Policies**

Please refer to advice within our previous letter with regards to Policies DS1, CC1, CC3, NE5, D4 and Housing Allocation Policies HA9, HA29, HA31, HA37, HA38, HA42.

Please note, under Policy CC3: Coastal Change Management Areas (CCMAs) the reference to the 'English Coast Path' should be updated to the 'England Coast Path'.

#### **Comments on the Habitats Regulations Assessment (HRA)**

These comments relate to the document: Habitats Regulations Assessment for the Fareham Borough Local Plan 2037; Screening and Appropriate Assessment Report for the Revised Publication Local Plan, May 2021 by Urban Edge Environmental Consulting.

- *Recreational disturbance- New Forest designated sites*

We welcome the fact that consideration of recreational disturbance to the New Forest SPA, SAC and Ramsar sites has been updated, with sections 6.4.18 to 6.4.20 referencing recent analysis of the New Forest 'zone of influence' (Footprint Ecology, February 2021). The report is based on [recent visitor survey reports](#) published in 2020 that conclude that new residential development within a 13.8km buffer zone of the New Forest designated sites is likely to have a significant effect on the sites via recreational disturbance, alone and/or in combination with other plans or projects.

The report suggests that the borough of Fareham is excluded from the 13.8km zone based on low average visitor rates in comparison to local authorities further west, and relatively low visit rates derived from the onsite survey data. It also recommends that large developments of around 200 or more dwellings within 15km of the New Forest sites should be subject to project HRA and mitigation may be required. The revised local plan HRA reflects this recommendation.

However, although the average visit rate for the borough is lower than that for neighbouring Eastleigh, it is notable that postcode data resulting from the telephone survey show visit frequencies in the western parts of Fareham are similar to those in the neighbouring borough of Eastleigh, suggesting the visit rate from these areas are higher than the average visit rate applied to the whole borough. Clearly, visitors do originate from these areas of Fareham and it is Natural England's view that they are likely to contribute to an in-combination effect on the sites. Therefore, to ensure the necessary certainty required under the Habitats Regulations that the Plan will appropriately address the impact, it is advised that the 13.8km zone is applied within the borough of Fareham to ensure all new development coming through in that area provide appropriate mitigation. (Please note that large development within 15km should also still be subject to HRA for this impact pathway.)

It is advised that your authority works in close collaboration with other affected local authorities within and surrounding the New Forest designated sites which share a commitment to develop a strategic, cross-boundary approach to habitat mitigation for the New Forest SPA/SAC/Ramsar. Natural England recommend such a strategy incorporates a package of measures including provision of suitable alternative green spaces and networks, and direct measures on the sites such as access management, education and communication, wardening, and importantly, monitoring. Monitoring work (of visitor patterns and ecological features of the sites) will be important to further the evidence base on which mitigation strategies can be updated.

In advance of such a strategy being agreed and adopted, Natural England advise the Council to implement a suitable interim strategy that ensures adverse effects from live development coming through the local plan period will be avoided. This may include measures as described above. Financial contributions can be directed towards the New Forest National Park Authority's (NFNPA) [Habitat Mitigation Scheme](#) that will enable the authority to deliver site specific mitigation measures on behalf of developments; such an approach would provide a certain and robust means to addressing the effects of recreational disturbance via direct measures at the protected sites. It is recommended that suitable levels of contribution are agreed with the NFNPA.

Natural England are committed to continue working with Fareham Borough Council and other affected local authorities to develop a strategic approach to addressing recreational impacts from new development on the New Forest designated sites.

- *Water quality – nutrients*

The nitrogen budget arising from the Local Plan has been revised down from 2,536.99 kg/TN/yr to 2,182.62 kg/TN/yr and the HRA has been updated to reflect this.

We note that Appendix 3 of the HRA includes a Technical Note by Urban Edge Environmental Consulting prepared in May 2021. This includes a breakdown of the site allocations to calculate this total nitrogen figure. Amongst other updates, the recent decrease in budget appears to be mainly due to the following amendments as shown in Table 1:

- HA55 Land South of Longfield Avenue has been reduced from -105.80 to -672.54 kg/TN/yr
- H54 Land at Oakcroft Lane has been included, with a -134.67 kg/TN/yr budget
- HA56 Land West of Downend Road has been included, with a -142.10 kg/TN/yr budget.

Table 1 references the 20% precautionary buffer. Please note that this buffer should only be applied to sites with a positive nitrogen budget. The overall budget figure may need updating in light of this.

Section 4 of this Technical Note discusses potential nutrient mitigation schemes. With regards to the number of nitrogen credits likely to be available from these, it is recommended that latest figures are

sought in advance of further work involving these schemes. Further information can be found on the [PfSH webpages](#).

- *SWBGS 2021 Updates*

We note that section 6.8.1 now refers to SWBGS site F13 as a Secondary Support Area, in line with the published SWBGS mapping update earlier this year. This is also reflected in Figures 6.18 and 6.19 which map the SWBGS sites within the Fareham Local Plan.

It appears that site-specific impacts on SPA supporting habitat (as identified on the SWBGS mapping) have not been considered within the Appropriate Assessment for Solent and Southampton Water SPA and Ramsar site (i.e. Table 7.8), even though likely significant effects have been identified. This impact should be considered in more detail within the AA with an appropriate mitigation strategy outlined, linked to Policy NE5. It is advised that development address impacts in line with the SWBGS Guidance on Mitigation and Off-setting requirements (2018).

- *Water pollution impacts on designated sites*

In our previous response we noted that the Chichester and Langstone Harbours SPA/Ramsar sites, the Portsmouth Harbour SPA/Ramsar sites and the Solent and Dorset Coast SPA site were screened out of the appropriate assessment in relation to water pollution impacts. We welcome the fact that this impact is now screened in, and sections including 7.6.2 reference the source of potential water pollution impacts from some of the Housing Allocations.

### **Other Comments on the HRA**

- Table 6.10 refers to 'EU Sites' which are now referred to as 'Habitats sites' in the context of planning policy.
- Section 6.3.3 refers to the Eastern Solent Coastal Partnership, that are now the Coastal Partners.

### **Comments on the SA**

These comments relate to the document: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037; Sustainability Report for the Revised Publication Local Plan, May 2021 by Urban Edge Consulting

### **SEA Objective SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change**

As per our previous consultation response, it is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.

We note from Appendix B, the Analysis of Consultation Responses, that this is being considered and may be added in the Post Adoption Statement.

### **SEA Objective SA7: To Conserve and Enhance Biodiversity and Geodiversity**

We welcome the amendment to the title of this objective to include geodiversity, as per our previous consultation response.

We previously suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible

Natural Greenspace Standard (ANGSt). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring. In response to this, we note that the Analysis of Consultations responses states that this is being considered and may be added in the Post Adoption Statement.

We would be very happy to comment further as the plan process progresses. If you have any queries relating to the detail in this letter please contact me on ( [REDACTED] )

Yours faithfully

Mary Andrew  
Sustainable Development Lead Adviser  
Natural England- Thames Solent Team

Planning Policy Manager  
Fareham Borough Council

Enquiries to: Louise Hague

Our ref: Y00511

Your ref: Regulation 19 Local Plan  
Consultation – Revised Publication

Date: 28 July 2021

Dear Sir/Madam

## Regulation 19 Local Plan Consultation

In response to the above consultation, please find attached the general landowner comments in written representations on behalf of Hampshire County Council Property Services, in its role as a public landowner to help inform the next stages of the emerging Local Plan Update to 2038. These are separate from the comments submitted on behalf of Hampshire County Council in respect of its regulatory functions.

As landowner, the County Council will be responding to the Local Plan Consultation on the following Policies/Paragraphs (please see attached):

- Strategic Policy H1: Housing Provision
- Policy D1: High Quality Design and Place Making
- Housing Allocation Policy: HA3 (Southampton Road)
- Housing Allocation Policy: HA9 (Heath Road)
- Housing Allocation Policy: HA13 (Hunts Pond Road)
- Housing Allocation Policy: HA22 (Wynton Way)
- Housing Allocation Policy: HA24 (335-337 Gosport Road)
- Strategic Policy E1: Employment Land Provision
- Policy E4a: Land North of St Margaret's roundabout, Titchfield
- Strategic Policy R4: Community and Leisure Facilities
- Policy D4: Water Quality and Resources/ Strategic Policy CC1: Climate Change (d)
- Policy D4: Water Quality and Resources Para 11.55/56

To date, Hampshire County Council in its capacity as landowner, has supported the earlier stages of the Local Plan Update to 2037. The purpose of the following is to offer comments, from a landowning perspective, to help inform the scope and soundness of Fareham Local Plan when examined by the Secretary of State.



I hope this is helpful to you in continuing to support the Borough Council in subsequent stages of the Local Plan Update to 2037.

Yours sincerely



**Louise Hague MRICS MRTPI**  
Senior Development Manager

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally Compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- Complies with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title: Ms

First Name: Katherine

Last Name: Fry

Job Title: (where relevant) Senior Planner and Urban Designer

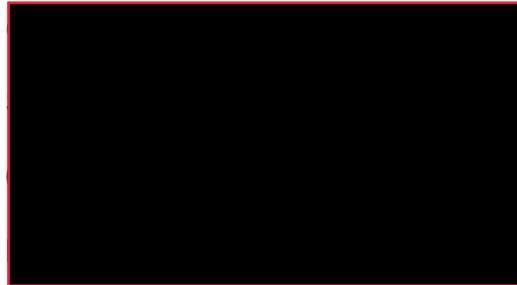
Organisation: (where relevant) Hampshire County Council

Address:

Postcode:

Telephone Number:

Email Address:



A3 Please provide the Agent's details:  
Title: N/A

First Name:

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Last Name:

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Job Title: (where relevant)

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Organisation: (where relevant)

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Address:

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Postcode:

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Telephone Number:

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Email Address:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

- B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1
- 
- B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy H1: Housing Provision
- B1c Which part of the Policies Map ?
- 
- B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue
- 
- B1e Which new or revised evidence base document ? E.g. Viability Assessment
- 
- B2 Do you think the Revised Publication Local Plan is:
- |                                      | Yes                                 | No                       |
|--------------------------------------|-------------------------------------|--------------------------|
| Legally compliant                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sound                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Complies with the duty to co-operate | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- B3 Please provide details you have to support your answers above  
Hampshire County Council in its capacity as landowner supports the spatial approach to Policy H1 to distribute development through Local Plan allocations. The County Council considers that this is a sound approach that is positively prepared, justified and deliverable within the Plan period (effective) based on the Borough Council's objectively assessed needs and wider Local Plan evidence base.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

- B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?
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- B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D1: High Quality Design and Place Making

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as landowner, supports Policy D1 as it considers that the density of schemes should be informed by and be sympathetic to the character of the surrounding areas, rather than having a set standard. This allows sufficient flexibility (effective) to support best practice urban design principles particularly with regards to legibility to emphasise the importance of place as well as sensitively manage the transition from an urban to rural settlement edge. In addition, this Policy accords with the current national guidance on design, such as the National Model Design Code.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA3 (Southampton Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as one of the landowners for this site, supports the inclusion of this draft allocation and has provided information through the Local Plan process to date to support the allocation. The County Council re-affirms that that its land within Policy HA3 is available and deliverable within the Plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

---

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA9 (Heath Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the allocation of its land in Policy HA9. The site has a resolution to grant planning permission for 70 dwellings (insert ref). The County Council, as applicant, is currently engaged in on-going discussions with the Borough Council Planning Case Officer, Natural England and third-party providers to put in place sufficient mitigation to achieve a nitrate neutral development. The County Council as landowner has also submitted a pre-application submission to Natural England for consideration of its own land to mitigate the nitrate output of site Policy HA9. This evidence offers a realistic prospect that the site is capable of coming forward in within the early stages of the Plan period. The County Council, as landowner, re-affirms that it's land within Policy HA9 is available and deliverable.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

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B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA13 (Hunts Pond Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable. This allocation will contribute (indicative yield 38 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA22 (Wynton Way)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available and deliverable. This allocation will contribute (indicative yield 13 dwellings) to the supply of housing required over the Plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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| <input type="checkbox"/> A paragraph                              | Go to B1a |
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| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA24 (335-337 Gosport Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative yield 8 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy E1: Employment Land Provision

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the amendments to this Policy which reflects the current scale of future employment needs and increases flexibility for employment land provision in line with the amendment to the national use classes order as made on 1st September 2020 and current methodology.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Land North of St Margaret's roundabout, Titchfield (Policy E4a)

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative 4000m2) to the supply of employment floorspace required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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|--|-----------|
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| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy R4: Community and Leisure Facilities

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner and service provider, supports the intentions of Policy R4 to maintain the provision of necessary community facilities during the Plan period and supports the amendments to this Policy. The proposed amendment would reinforce the unique role and function of public service providers and their need for managed change to deliver operational service improvements over the Plan period (be effective).

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D4: Water Quality and Resources

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner *and* service provider, supports the principle of Policies CC1 and D4.

Notwithstanding this, the County Council is concerned that the draft policy does not meet the tests of soundness as it is not sufficiently flexible to respond to unexpected changes during the plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

The policy should have increased flexibility to be consistent with national policy.

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

The County Council would be mindful to overcome its objection if the policy is amended to introduce sufficient flexibility in the wording. This would still seek to achieve a high standard of sustainable development but would not require potentially unattainable standards to be met (be effective).

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☒ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The County Council could offer further clarification on the points raised.

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input checked="" type="checkbox"/> A paragraph        | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1  
Paras 11.55/56

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, in its role as a public landowner and service provider, supports the policy aspiration to achieve energy efficiencies in new non-residential development. In particular the County Council notes that paragraph 11.55 considers how the BREEAM assessment process can influence viability of a proposal and make allowances for this, to ensure the plan will remain effective over the plan period. For example, as landowner, the County Council considers that any forthcoming draft policy should be open to demonstrating meeting this energy efficiency standard by alternative equivalent standards such as those based on an embodied carbon (CO2 / Kg / sqm) metric as advocated by the RIBA 2030 Climate Challenge:  
<https://www.architecture.com/-/media/files/Climate-action/RIBA-2030-ClimateChallenge.pdf>

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

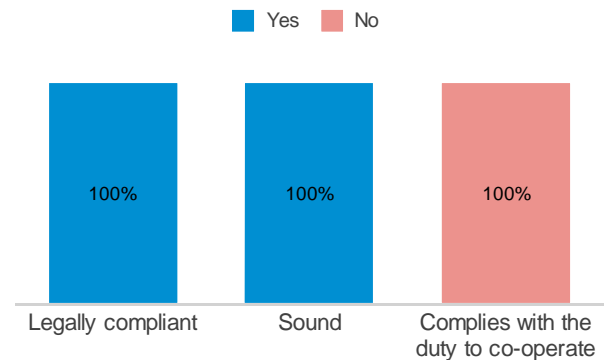
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	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	1	1	1
<b>Yes</b>	1 100%	1 100%	0 0%
<b>No</b>	0 0%	0 0%	1 100%



**Respondent: Mr Robert Marshall (287-5188)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Duty to co-operate not applicable. Given the location this is a sensible site for employment use. The only caveat is that its prominent roundabout setting makes it a highly visible site which would make a high standard of building design and good quality and extensive landscape screening on the road frontage essential.

**What modification(s) is necessary to make the Revised Pub...**

Insert in the text of the allocation a reference to the above along with an indication that this may affect the sites capacity.

**How would the modification(s) you propose make the Revise...**

By meeting the Environmental objectives of the NPPF by protecting the built environment.

**Your suggested revised wording of any policy or text:**

Revise subparagraph a to say "The amount of employment floorspace shall be consistent with the site capacity to the extent that that this enables the provision of a high standard of building design good quality and extensive landscape screening on the road frontage."

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

To ensure that the Fareham Society's views are discussed and an opportunity is given to respond to the views of others.

**White, Lauren**

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**From:** [REDACTED]  
**Sent:** 22 July 2021 11:00  
**To:** Consultation  
**Subject:** Fareham Future Planning

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Team,

I appreciated receiving the Fareham Today brochure on local planning.

I found it a bit confusing about the section marked for North of Military Road, Wallington, which is the area I am concerned about, as complaints have been made about building in and around Military Road. I would like a clearer picture of your intentions.

Also, Welborne will take much longer to be developed than originally thought, will produce a lot of housing. Fine. However you are proposing further housing developments in small swathes around the town. (The one behind The Red Lion Hotel is very good. And is to be applauded)

If you are proposing to develop these smaller sites, cannot the numbers of houses at Welborne be reduced accordingly.

I appreciate this is a government proposal, probably from people who have never visited Fareham, but they never seem to be available for discussion, just leaving it to the local management to resolve all the issues. Future development is also a worry as we now have a declining population nationally.

I have just visited southern Scotland, where there seems to be ample space for development, and with a population forecast of only 1.3% child birth, they need people and housing more than we do.

I am scared that Fareham has a certain semi rural character that will be killed by so much future development.

Portsmouth is a prime example of congested housing, we don't want another mess like that, Do we?

A good point has been made by Liverpool losing its world heritage badge because of thoughtless development Blind ambition, which could have been avoided.

Regards

Ron Bryan

**Respondent: Mr Arthur Hackney (307-17198)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Another one of the few remaining green field sites in the village would be lost and wildlife at risk as evidenced by a prospective developer's own ecology survey. Major adverse indications for any development here are that Standard Way is un-restricted and carries many heavy lorries and fast-moving Industrial Park/Motorway-bound traffic. Safety would be impossible to achieve since access is close to a tight, blind and dangerous bend. Noise and airborne pollution levels would be unavoidably high, creating unpleasant working conditions. This is even more relevant with the imminent arrival of two extra lanes on the adjoining M27. It is difficult to see how this can be considered an 'appropriate' location as defined in the criteria set out in your Local Plan Vision at Section 2.10 Land at Standard Way is stated to be 2,000 sq m and Military Road 4,750 sq m. These are tiny amounts in comparison with quantified/prospective capacities at the sites at Daedalus, Solent 2 or Welborne (77,900 sq m, 23,500 sq m, and 76,140 sq m respectively) and yet their environmental impact is huge for a village surrounded as it is by industry and where the loss represents the sacrifice of so few remaining areas of green space. The approval if passed, would inflict increased industrial traffic on roads which are already heavily loaded. This would, in turn, result in an increased burden of pollution by noise and emissions in areas which are already on or beyond acceptable limits. It would be to the detriment of quality of life both for residents and tenants of nearby office buildings. With so many vacant industrial units available in the area generally it is hard to see that these proposals can be justified on a 'needs' basis. Importantly - There is reason to believe that the proposed access route is problematical. The legality of using the truncated road, once part of the old MOD route to Portsdown Hill, may itself be in doubt even though it is owned by FBC. General points to do with traffic: On a general note, the revised plan purports to extend the mission towards environmental improvements and Section 9.98 about Air Quality and Section 11.41, also Policy D2: Ensuring Good Environmental Conditions elaborate on this. In respect of air quality, yet more industry in and around Wallington, together with a possible new road junction on the eastern border, will completely negate the aforementioned policies. Wallington is surrounded by fast and heavily loaded roads and there are probably more industrial premises within walking distance on several sides or in its centre (at Fort Wallington) than for any other residential area in the Borough. The road network includes the (soon to be 8-lanes) M27, a 6-lane approach road (A27) which might have a new junction on it to add congestion to the Delme Roundabout, and Wallington Way carrying an increasing burden of traffic to Broadcut, the feeder road to the Industrial Park. Noise and pollution are becoming a serious issue, especially for residents of Wallington Shore Road.

**What modification(s) is necessary to make the Revised Pub...**

Remove the site from the list of 'existing Employment Areas' The fact that they it is so listed is likely to be as a result of a civil wrong committed some years ago when the (first) waste recycling facility was foisted on the adjoining site previously occupied by the MOD Victualling Depot. At the time there was widespread opposition, including by FBC, but HCC claimed that it was the only suitable location in the county!

**How would the modification(s) you propose make the Revise...**

Remove the site from the list of 'existing Employment Areas' The fact that they it is so listed is likely to be as a result of a civil wrong committed some years ago when the (first) waste recycling facility was foisted on the adjoining site previously occupied by the MOD Victualling Depot. At the time there was widespread opposition, including by FBC, but HCC claimed that it was the only suitable location in the county! The site could not be made safe without extensive road modifications which would have unwelcome knock-on effects to Fareham Industrial Park traffic. Pollution would probably increase with traffic control measures. Use of the access point could not be made legal while it is still technically designated Open Space (probably under covenant).

**Your suggested revised wording of any policy or text:**

Cannot be remedied

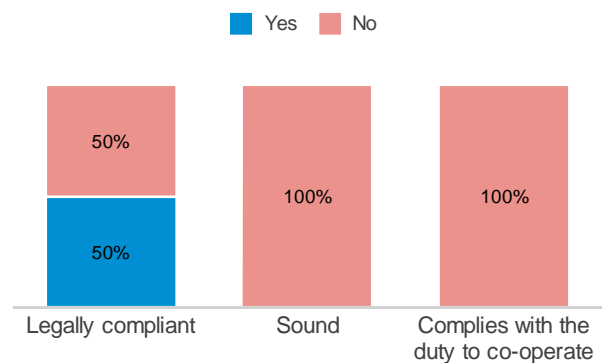
**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

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	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	2	2	2
<b>Yes</b>	1 50%	0 0%	0 0%
<b>No</b>	1 50%	2 100%	2 100%



**Respondent: Mr Robert Marshall (287-5188)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Although we tick "no" on soundness this is potentially resolvable - see B3 below. Duty to co-operate not applicable. This land is subject of undetermined planning application P/20/0636/OA. The above application is for 3,132 sq m floorspace. At even this level the Fareham Society had concerns on the ability to provide a satisfactory site layout. The indicative floorspace in the allocation is 4,750 sq m. and it is considered that this would constitute an unacceptable overdevelopment. Traffic surveys with the above application indicated that significant additional traffic would be generated on Standard Way and Pinks Hill. This led to Hampshire County Council highways saying that improvements would be required on the narrow Pinks Hill. The acceptability or otherwise of this allocation would depend upon this. The text to the allocation should be worded to reflect the above matters.

**What modification(s) is necessary to make the Revised Pub...**

It would be necessary to require any application to be accompanied by a development brief to indicate the appropriate floorspace figure and it should be stated that development would be subject to the ability to provide satisfactory improvements to Pinks Hill with costs shared with allocation E4d.

**How would the modification(s) you propose make the Revise...**

To ensure the protection of the built environment and the provision of necessary infrastructure improvement so as to enable sustainable development in NPPF terms.

**Your suggested revised wording of any policy or text:**

Amend subparagraph a to say "A development brief shall accompany any planning application to determine the appropriate floorspace figure." A new sub paragraph shall be provided to say that "Any development of the site must be contingent upon the ability to provide satisfactory improvements to Pinks Hill and the payment of contributions to ensure this."

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

### Please outline in the box below why you consider it neces...

To ensure that the Fareham Society's views are discussed and an opportunity is given to respond to the views of others.

#### Respondent: Mr Arthur Hackney (307-17198)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

### Please provide details you have to support your answers a...

Another one of the few remaining green field sites in the village would be lost and wildlife at risk as evidenced by a prospective developer's own ecology survey. Major adverse indications for any development here are that Standard Way is un-restricted and carries many heavy lorries and fast-moving Industrial Park/Motorway-bound traffic. Safety would be impossible to achieve since access is close to a tight, blind and dangerous bend. Noise and airborne pollution levels would be unavoidably high, creating unpleasant working conditions. This is even more relevant with the imminent arrival of two extra lanes on the adjoining M27. It is difficult to see how this can be considered an 'appropriate' location as defined in the criteria set out in your Local Plan Vision at Section 2.10 Land at Standard Way is stated to be 2,000 sq m and Military Road 4,750 sq m. These are tiny amounts in comparison with quantified/prospective capacities at the sites at Daedalus, Solent 2 or Welborne (77,900 sq m, 23,500 sq m, and 76,140 sq m respectively) and yet their environmental impact is huge for a village surrounded as it is by industry and where the loss represents the sacrifice of so few remaining areas of green space. The approval if passed, would inflict increased industrial traffic on roads which are already heavily loaded. This would, in turn, result in an increased burden of pollution by noise and emissions in areas which are already on or beyond acceptable limits. It would be to the detriment of quality of life both for residents and tenants of nearby office buildings. With so many vacant industrial units available in the area generally it is hard to see that these proposals can be justified on a 'needs' basis. Importantly - There is reason to believe that the proposed access route is problematical. The legality of using the truncated road, once part of the old MOD route to Portsdown Hill, may itself be in doubt even though it is owned by FBC. General points to do with traffic: On a general note, the revised plan purports to extend the mission towards environmental improvements and Section 9.98 about Air Quality and Section 11.41, also Policy D2: Ensuring Good Environmental Conditions elaborate on this. In respect of air quality, yet more industry in and around Wallington, together with a possible new road junction on the eastern border, will completely negate the aforementioned policies. Wallington is surrounded by fast and heavily loaded roads and there are probably more industrial premises within walking distance on several sides or in its centre (at Fort Wallington) than for any other residential area in the Borough. The road network includes the (soon to be 8-lanes) M27, a 6-lane approach road (A27) which might have a new junction on it to add congestion to the Delme Roundabout, and Wallington Way carrying an increasing burden of traffic to Broadcut, the feeder road to the Industrial Park. Noise and pollution are becoming a serious issue, especially for residents of Wallington Shore Road.

### What modification(s) is necessary to make the Revised Pub...

Remove the site from the list of 'existing Employment Areas' The fact that they it is so listed is likely to be as a result of a civil wrong committed some years ago when the (first) waste recycling facility was foisted on the adjoining site previously occupied by the MOD Victualling Depot. At the time there was widespread opposition, including by FBC, but HCC claimed that it was the only suitable location in the county!

### How would the modification(s) you propose make the Revise...

Remove the site from the list of 'existing Employment Areas' The fact that they it is so listed is likely to be as a result of a civil wrong committed some years ago when the (first) waste recycling facility was foisted on the adjoining site previously occupied by the MOD Victualling Depot. At the time there was widespread opposition, including by FBC, but HCC claimed that it was the only suitable location in the county! The site could not be made safe without extensive road modifications which would have unwelcome knock-on effects to Fareham Industrial Park traffic. Pollution would probably increase with traffic control measures. Use of the access point could not be made legal while it is still technically designated Open Space (probably under covenant).

### Your suggested revised wording of any policy or text:

Cannot be remedied

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

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## **Representations by Southern Planning Practice Ltd under Regulation 19 on behalf of Frobisher Developments Ltd on the Fareham Local Plan 2037 Revised**

### **Introduction**

1. (X.X) For ease of reference, the number in brackets corresponds to the Local Plan paragraph numbering.

### **General Commentary**

2. These representations follow submissions made on the Regulation 18 consultation in October 2017 on the draft Local Plan and again in further consultation in December 2020.
3. Frobisher Developments Ltd welcome the amendments made to the Plan in particular:-
  - the allocation of more employment floorspace
  - taking a more flexible approach to employment uses
  - providing a greater choice of sites
4. The changes accord with the NPPF in helping to create the right conditions in which businesses can invest, expand and adapt, and where different locational requirements of businesses and submarkets drive the market.
5. Frobisher Developments Ltd strongly supports the allocation of Little Park Farm which makes a significant contribution to the employment strategy, by contributing to the range of sites that the Borough has to offer, giving more choice, offering freehold or leasehold options and with the strong locational advantage of having good access to the motorway.

### **Specific Commentary**

6. (6.3) As the application reference P/21/0077/FP for the upgrading of the access road to Little Park Farm demonstrates the work is being funded by the developer. In achieving the necessary infrastructure improvements in order to support the economic development the developers' contribution to help to fulfil this should also be recognised.
  - (i) The following text amendment in red is suggested:

The Council will work with partners, including the Solent LEP and Hampshire County Council, **and developers**, in order to achieve the necessary infrastructure improvements in order to support the economic development of the Borough.

7. 6.4(c) Live-work accommodation is not catered for in policy despite this being an aim of the Local Plan. It is mentioned in supporting text only, and then specifically in the context of development acceptable in the countryside.

- i. Policy E5 should be amended to align with the plan's aims.

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 (**excluding live-work units**); and
- ii. All appropriate alternative forms of employment use (**including live-work units**) 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, such as retail and leisure facilities, but excluding offices, a full sequential assessment will be required as part of a planning application.

8. 6.6 It is not only Covid which will affect the local economy, the shake up of business models, tax changes and supply chains following Brexit will also have an impact as adjustments are made by businesses. The Solent Freeport is just one example which will draw investment into the region, which includes the Borough.

9. 6.12 Agreed

10. 6.12.1 Certainly the bulk of supply has come from smaller warehouse (See comments made by Propertonomics, submitted with our representations made in December 2020 attached hereto as Appendix 1 for ease of reference.) But there is a shortage of supply for medium and large warehouses and a strong demand for such as confirmed by Propertonomics, Appendix 1 and Vail Williams, Schedule of Market Interests at Little Park Farm, Appendix 2.

11. 6.12.2 Agreed

12. Strategic Policy E2

Supported

13. 6.16 Our earlier economic paper identified different submarkets. The NPPF para 83 requires planning policies to address specific locational requirements of business. This is achieved by providing a spread of employment locations through the Borough but the role of local submarkets should also be recognised as they partly dictate which businesses go where. The text should be amended as highlighted in red: -

By providing a range of types of site in different geographical locations **and economic submarkets** 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.

14. 6.20 This is strongly supported. It is considered important to provide an oversupply. It is “far preferable to have a surplus of employment land in the Local Plan” not least for choice and because the nature of the market (especially for industrial and logistics space) means that supply is met by demand.<sup>1</sup> This will encourage sustainable economic growth, local and inward investment, overcomes potential barriers to business and is flexible enough to meet the employment needs of the Borough in accordance with the NPPF.

15. **Site Specific Requirement**

No objection

16. Policy E5: Existing Employment Areas

It is not clear why it is necessary to demonstrate that the proposal will create additional jobs to satisfy Policy E5. Alteration and redevelopment of premises may not always be driven by an expanding workforce. These works may be required for health and safety reasons, for reasons of efficiency (which does not necessarily translate to job creation) or to improve amenity. Proposals submitted for these reasons would fall foul of this policy. There is no requirement in the NPPF to demonstrate that economic proposals need to create jobs. Nor does the text of the policy justify it. This subclause should be deleted.

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<sup>1</sup> Propertonomics Employment Land Report Dec 2020

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Another one of the few remaining green field sites in the village would be lost and wildlife at risk as evidenced by a prospective developer's own ecology survey. Major adverse indications for any development here are that Standard Way is un-restricted and carries many heavy lorries and fast-moving Industrial Park/Motorway-bound traffic. Safety would be impossible to achieve since access is close to a tight, blind and dangerous bend. Noise and airborne pollution levels would be unavoidably high, creating unpleasant working conditions. This is even more relevant with the imminent arrival of two extra lanes on the adjoining M27. It is difficult to see how this can be considered an 'appropriate' location as defined in the criteria set out in your Local Plan Vision at Section 2.10 Land at Standard Way is stated to be 2,000 sq m and Military Road 4,750 sq m. These are tiny amounts in comparison with quantified/prospective capacities at the sites at Daedalus, Solent 2 or Welborne (77,900 sq m, 23,500 sq m, and 76,140 sq m respectively) and yet their environmental impact is huge for a village surrounded as it is by industry and where the loss represents the sacrifice of so few remaining areas of green space. The approval if passed, would inflict increased industrial traffic on roads which are already heavily loaded. This would, in turn, result in an increased burden of pollution by noise and emissions in areas which are already on or beyond acceptable limits. It would be to the detriment of quality of life both for residents and tenants of nearby office buildings. With so many vacant industrial units available in the area generally it is hard to see that these proposals can be justified on a 'needs' basis. Importantly - There is reason to believe that the proposed access route is problematical. The legality of using the truncated road, once part of the old MOD route to Portsdown Hill, may itself be in doubt even though it is owned by FBC. General points to do with traffic On a general note, the revised plan purports to extend the mission towards environmental improvements and Section 9.98 about Air Quality and Section 11.41, also Policy D2: Ensuring Good Environmental Conditions elaborate on this. In respect of air quality, yet more industry in and around Wallington, together with a possible new road junction on the eastern border, will completely negate the aforementioned policies. Wallington is surrounded by fast and heavily loaded roads and there are probably more industrial premises within walking distance on several sides or in its centre (at Fort Wallington) than for any other residential area in the Borough. The road network includes the (soon to be 8-lanes) M27, a 6-lane approach road (A27) which might have a new junction on it to add congestion to the Delme Roundabout, and Wallington Way carrying an increasing burden of traffic to Broadcut, the feeder road to the Industrial Park. Noise and pollution are becoming a serious issue, especially for residents of Wallington Shore Road.

**What modification(s) is necessary to make the Revised Pub...**

Remove the site from the list of 'existing Employment Areas' The fact that they it is so listed is likely to be as a result of a civil wrong committed some years ago when the (first) waste recycling facility was foisted on the adjoining site previously occupied by the MOD Victualling Depot. At the time there was widespread opposition, including by FBC, but HCC claimed that it was the only suitable location in the county!

**How would the modification(s) you propose make the Revise...**

The site could not be made safe without extensive road modifications which would have unwelcome knock-on effects to Fareham Industrial Park traffic. Pollution would probably increase with traffic control measures. Use of the access point could not be made legal while it is still technically designated Open Space (probably under covenant).

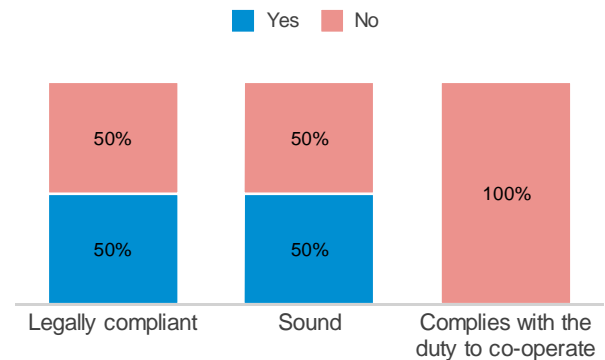
**Your suggested revised wording of any policy or text:**

Cannot be remedied

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	2	2	2
<b>Yes</b>	1 50%	1 50%	0 0%
<b>No</b>	1 50%	1 50%	2 100%



**Respondent: Mr Robert Marshall (287-5188)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

We have ticked yes to soundness. However, it is with the caveat in box B3. Duty to cooperate is not applicable. This is the subject of undetermined application P/19/0169/OA for the same floorspace referred to in the allocation. The Fareham Society raised no objection to this. However, there is one caveat to the soundness of the allocation. As with allocation E4b access would be via Pinks Lane and Standard Way. HCC seek on improvements to Pinks Lane with costs shared with allocation E4b. The text to the allocation should be worded to reflect this to ensure adequate access arrangements for the development.

**What modification(s) is necessary to make the Revised Pub...**

Sub para b should be deleted (NB reference to the site access being onto Military Way must be inaccurate) and replaced with text to reflect the concerns in B3 above.

**How would the modification(s) you propose make the Revise...**

To ensure the provision of save access arrangements to accord with the sustainability requirements of the NPPF.

**Your suggested revised wording of any policy or text:**

Sub paragraph b to read: "Any development of the site must be contingent upon the ability to provide satisfactory improvements to Pinks Hill and the payment of contributions to ensure this."

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

To ensure that the Fareham Society's views are discussed and an opportunity is given to respond to the views of others.

**Respondent: Mr Arthur Hackney (307-17198)**



Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

### Please provide details you have to support your answers a...

Another one of the few remaining green field sites in the village would be lost and wildlife at risk as evidenced by a prospective developer's own ecology survey. Major adverse indications for any development here are that Standard Way is un-restricted and carries many heavy lorries and fast-moving Industrial Park/Motorway-bound traffic. Safety would be impossible to achieve since access is close to a tight, blind and dangerous bend. Noise and airborne pollution levels would be unavoidably high, creating unpleasant working conditions. This is even more relevant with the imminent arrival of two extra lanes on the adjoining M27. It is difficult to see how this can be considered an 'appropriate' location as defined in the criteria set out in your Local Plan Vision at Section 2.10 Land at Standard Way is stated to be 2,000 sq m and Military Road 4,750 sq m. These are tiny amounts in comparison with quantified/prospective capacities at the sites at Daedalus, Solent 2 or Welborne (77,900 sq m, 23,500 sq m, and 76,140 sq m respectively) and yet their environmental impact is huge for a village surrounded as it is by industry and where the loss represents the sacrifice of so few remaining areas of green space. The approval if passed, would inflict increased industrial traffic on roads which are already heavily loaded. This would, in turn, result in an increased burden of pollution by noise and emissions in areas which are already on or beyond acceptable limits. It would be to the detriment of quality of life both for residents and tenants of nearby office buildings. With so many vacant industrial units available in the area generally it is hard to see that these proposals can be justified on a 'needs' basis. Importantly - There is reason to believe that the proposed access route is problematical. The legality of using the truncated road, once part of the old MOD route to Portsdown Hill, may itself be in doubt even though it is owned by FBC. General points to do with traffic On a general note, the revised plan purports to extend the mission towards environmental improvements and Section 9.98 about Air Quality and Section 11.41, also Policy D2: Ensuring Good Environmental Conditions elaborate on this. In respect of air quality, yet more industry in and around Wallington, together with a possible new road junction on the eastern border, will completely negate the aforementioned policies. Wallington is surrounded by fast and heavily loaded roads and there are probably more industrial premises within walking distance on several sides or in its centre (at Fort Wallington) than for any other residential area in the Borough. The road network includes the (soon to be 8-lanes) M27, a 6-lane approach road (A27) which might have a new junction on it to add congestion to the Delme Roundabout, and Wallington Way carrying an increasing burden of traffic to Broadcut, the feeder road to the Industrial Park. Noise and pollution are becoming a serious issue, especially for residents of Wallington Shore Road.

### What modification(s) is necessary to make the Revised Pub...

Remove the site from the list of 'existing Employment Areas' The fact that they it is so listed is likely to be as a result of a civil wrong committed some years ago when the (first) waste recycling facility was foisted on the adjoining site previously occupied by the MOD Victualling Depot. At the time there was widespread opposition, including by FBC, but HCC claimed that it was the only suitable location in the county!

### How would the modification(s) you propose make the Revise...

The site could not be made safe without extensive road modifications which would have unwelcome knock-on effects to Fareham Industrial Park traffic. Pollution would probably increase with traffic control measures. Use of the access point could not be made legal while it is still technically designated Open Space (probably under covenant).

### Your suggested revised wording of any policy or text:

Cannot be remedied

### If your representation is seeking a modification to the P...

No, I don't want to take part in a hearing session

## **Representations by Southern Planning Practice Ltd under Regulation 19 on behalf of Frobisher Developments Ltd on the Fareham Local Plan 2037 Revised**

### **Introduction**

1. (X.X) For ease of reference, the number in brackets corresponds to the Local Plan paragraph numbering.

### **General Commentary**

2. These representations follow submissions made on the Regulation 18 consultation in October 2017 on the draft Local Plan and again in further consultation in December 2020.
3. Frobisher Developments Ltd welcome the amendments made to the Plan in particular:-
  - the allocation of more employment floorspace
  - taking a more flexible approach to employment uses
  - providing a greater choice of sites
4. The changes accord with the NPPF in helping to create the right conditions in which businesses can invest, expand and adapt, and where different locational requirements of businesses and submarkets drive the market.
5. Frobisher Developments Ltd strongly supports the allocation of Little Park Farm which makes a significant contribution to the employment strategy, by contributing to the range of sites that the Borough has to offer, giving more choice, offering freehold or leasehold options and with the strong locational advantage of having good access to the motorway.

### **Specific Commentary**

6. (6.3) As the application reference P/21/0077/FP for the upgrading of the access road to Little Park Farm demonstrates the work is being funded by the developer. In achieving the necessary infrastructure improvements in order to support the economic development the developers' contribution to help to fulfil this should also be recognised.
  - (i) The following text amendment in red is suggested:

The Council will work with partners, including the Solent LEP and Hampshire County Council, **and developers**, in order to achieve the necessary infrastructure improvements in order to support the economic development of the Borough.

7. 6.4(c) Live-work accommodation is not catered for in policy despite this being an aim of the Local Plan. It is mentioned in supporting text only, and then specifically in the context of development acceptable in the countryside.

- i. Policy E5 should be amended to align with the plan's aims.

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 (**excluding live-work units**); and
- ii. All appropriate alternative forms of employment use (**including live-work units**) 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, such as retail and leisure facilities, but excluding offices, a full sequential assessment will be required as part of a planning application.

8. 6.6 It is not only Covid which will affect the local economy, the shake up of business models, tax changes and supply chains following Brexit will also have an impact as adjustments are made by businesses. The Solent Freeport is just one example which will draw investment into the region, which includes the Borough.

9. 6.12 Agreed

10. 6.12.1 Certainly the bulk of supply has come from smaller warehouse (See comments made by Propernomics, submitted with our representations made in December 2020 attached hereto as Appendix 1 for ease of reference.) But there is a shortage of supply for medium and large warehouses and a strong demand for such as confirmed by Propernomics, Appendix 1 and Vail Williams, Schedule of Market Interests at Little Park Farm, Appendix 2.

11. 6.12.2 Agreed

12. Strategic Policy E2

Supported

13. 6.16 Our earlier economic paper identified different submarkets. The NPPF para 83 requires planning policies to address specific locational requirements of business. This is achieved by providing a spread of employment locations through the Borough but the role of local submarkets should also be recognised as they partly dictate which businesses go where. The text should be amended as highlighted in red: -

By providing a range of types of site in different geographical locations **and economic submarkets** 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.

14. 6.20 This is strongly supported. It is considered important to provide an oversupply. It is “far preferable to have a surplus of employment land in the Local Plan” not least for choice and because the nature of the market (especially for industrial and logistics space) means that supply is met by demand.<sup>1</sup> This will encourage sustainable economic growth, local and inward investment, overcomes potential barriers to business and is flexible enough to meet the employment needs of the Borough in accordance with the NPPF.

15. Site Specific Requirement

No objection

**16. Policy E5: Existing Employment Areas**

It is not clear why it is necessary to demonstrate that the proposal will create additional jobs to satisfy Policy E5. Alteration and redevelopment of premises may not always be driven by an expanding workforce. These works may be required for health and safety reasons, for reasons of efficiency (which does not necessarily translate to job creation) or to improve amenity. Proposals submitted for these reasons would fall foul of this policy. There is no requirement in the NPPF to demonstrate that economic proposals need to create jobs. Nor does the text of the policy justify it. This subclause should be deleted.

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<sup>1</sup> Propertonomics Employment Land Report Dec 2020

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Mr
First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	<div></div>
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policy E5:Existing Employment Areas

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Gosport Borough supports Policy E5 of the FLP2037 which seeks to protect existing employment areas with the relevant policy considerations should it be demonstrated with the appropriate evidence (as defined in the policy) that the sites are no longer fit for purposes. It is important that existing employment sites in Fareham including a number on the Gosport Peninsula are protected including those along Newgate Lane and close to Fareham Town Centre as they provide employment to Gosport residents and are potentially accessible by bus, cycling or walking.



Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

None

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

N/a

B4c Your suggested revised wording of any policy or text:

N/a

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

N/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL



Wednesday 8<sup>th</sup> September 2021

Planning Strategy  
Fareham Borough Council  
Civic Offices, Civic Way  
Fareham, Hampshire PO16 7AZ

E-Mail: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

Fao: Planning Strategy at Fareham Borough Council

**Re: Fareham Local Plan**

Hampshire Chamber of Commerce's Planning & Transport Business Strategy Group would like to make the following comments in regards to the Fareham Local Plan. We appreciate we missed the initial consultation deadline and seek your concession to take these views into account anyway.

Overall the Chamber acknowledges and supports the direction of policies within the proposed Local Plan and these comments build upon previous responses provided to planning consultations.

It seems the policies of the Council are geared to removing non-conforming and low key sites and relying on more attractive modern developments. This is commendable, but we would not wish to see such developments placed into rural sites as they would not be sustainable in terms of transport or environment.

From an employment land perspective we are not supportive of any losses of allocations to housing, although we understand the pressures Fareham Borough Council faces in this respect. Where necessary, and particularly in the Town Centre, we would support mixed use commercial and housing developments of empty retail and commercial property to maintain economic activity and the current high levels of employment. The town centre will continue to undergo considerable change from retail towards blended and flexible retail, residential, creative, hospitality, experiential and service businesses. To achieve this the planning approach must be equally flexible, entrepreneurial and adaptable to changing demand.

We would urge greater use of brown field sites for new developments rather than building in rural areas of the Borough, Daedalus provides a substantial area of new space which is supported. The Stubbington By-Pass is due for completion in 2022/23 which will provide good transport links to Daedalus, but we would also seek complementary improvements in public transport access and the provision of suitable business sustainable travel plans.

We understand there is considerable reliance on Welborne as a site of employment, particularly for logistics and large sheds, but the continued delays to the highway access put this aspiration in jeopardy until 2024/2025 at the earliest. We would urge that an interim highway access proposal is facilitated to ensure early development for commercial logistics use prior to the provision of the new link road.

We would also wish to ensure there is greater integration of land use and sustainable transport provision at the Welborne development to reduce the overall need to travel. For some time we have lobbied to ensure due consideration is given to the reopening of the Knowle Halt Railway Station to aid this aspiration. This principle of better public transport and cycling/walking improvements should be standardised here as well as for all new developments across the Borough.

The plan recognises the importance of high quality employment land provision, but it should recognise the changing needs of employers by providing localised mixed development, flexible work spaces and smaller units for growing businesses.

The importance of housing to create a sense of place is vital, but this can result in the loss of important employment space, so important to attracting and developing businesses, hence the significance of allowing sensible flexible change of use across the borough.

The connections with skills (at all levels), transport, high quality business support and good design and development are the essential ingredients to inward investment and the building of place. This must be supported through bringing together of the stakeholders towards delivering a common vision building the transformation of the borough.

Thank you for giving Hampshire Chamber of Commerce the opportunity to comment on your plan.

Kind regards



**Mark Miller**  
**Chair of the Planning & Transport Business Strategy Group**  
**Hampshire Chamber of Commerce**

30<sup>th</sup> July 2021

The Consultation Team  
Fareham Borough Council  
Civic Offices  
Civic Way  
Fareham  
PO16 7AZ

Via email to: [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk)

**MICHAEL  
SPARKS  
ASSOCIATES**

CHARTERED ARCHITECTS

11 PLATO PLACE  
ST. DIONIS ROAD  
LONDON SW6 4TU

+44 (0)20 7736 6162  
[www.msa-architects.co.uk](http://www.msa-architects.co.uk)

Dear Sir/Madam,

### **FAREHAM PUBLICATION LOCAL PLAN CONSULTATION – JUNE 2021**

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This representation is made on behalf of Cambria Land Ltd who are part of a Joint Venture (JV) company with the landowners of the land adjacent to the Down Barn Farm and Spurlings Industrial Estates. Cambria Land Ltd are promoting the site through the Local Plan process.

This follows earlier submissions to Fareham Borough Council as part of previous consultations on the emerging Local Plan and to the call for sites process, with the most recent submission having been made in December 2020 by Michael Sparks Associates on behalf of the JV company (see Appendix A).

These previous consultation responses identified that there was a need for additional employment land to be allocated for development over the plan period to meet the Council's objectives, and the land at Down Barn Farm Industrial Estate (the Site) is available and suitable to accommodate a sustainable form of development to meet these needs.

Furthermore, development of this land can come forward in the early part of the plan period to provide for employment needs when other comparable sites are unsuitable for larger scale employment development or are unlikely to come forward until the later part of the plan period.

A number of occupiers continue to have an active interest in securing premises at the Down Barn Farm site. This is due to the lack of suitable, available employment land in the Fareham area. There is simply insufficient land coming forward of the type needed over the timescales required to adequately meet the needs of businesses looking to expand or invest into Fareham.

The earlier consultation responses also noted the following:

- The Council Evidence Base identifies a particular need for high quality employment land in close proximity to the strategic highway network;
- The proposed supply of high-quality employment land is heavily reliant on the Welborne Development progressing in a timely manner;
- The Welborne Development had not yet secured planning permission and there was significant uncertainty regarding the provision of infrastructure to support this development;
- The proposed development at Down Barn Farm would provide a source of high-quality employment land to support economic growth and accommodate occupier requirements over the early part of the plan period;

**MICHAEL SPARKS ASSOCIATES LLP**

Partners : Michael Sparks · Ashley Chambers · Paul Wahba · Neville Campbell · Sam Darwin · Lee Page · Rafael Vega · Rebecca Driscoll

MSA/31100/1/005

Michael Sparks Associates LLP is a limited liability partnership, registered in England and Wales (registered number OC407290)

We use the word "partner" to refer to a member of the LLP or an employee of equivalent standing.

- The Spurlings Industrial Estate is identified as an Existing Employment Area within the draft Plan, but the nearby land at Down Barn Farm, which is also in use for employment related operations (including offices and an unsafeguarded waste use) has not been given the same designation;
- The developed land at Down Barn Farm should also be identified as an Existing Employment Area to protect the existing employment use of this land and to optimise use of previously developed land through extensions or intensification where appropriate;
- Demand for employment premises for additional high quality employment land remains high, particularly for sites with excellent access to the strategic highway network.

### The Revised Development Framework

The revised Development Framework has not been amended to include the existing development at Down Barn Farm as an existing employment location or to include any further site allocations that are capable of accommodating high quality units to meet occupier requirements over the early part of the plan period. Indeed the draft Plan is still very much reliant on the Welborne site and the land at Daedalus. The draft Plan, however, has been amended to clarify that there is uncertainty over when the employment site allocations may come forward, as paragraph 6.12.2 states:

*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.*

The purpose of allocating land is to provide certainty that there will be sufficient land available to meet the Council's objectives for securing economic growth. The Council admits that they are unable to provide this certainty.

The employment allocations identified as Solent 2 and Little Park Farm under Policy E4 also do little to provide confidence that a suitable supply of employment land has been identified. Whilst the Solent 2 site benefits from planning permission, this has not been brought forward for a number of years despite high levels of demand. The Little Park Farm site has a major access constraint, which means that it does not comprise a high-quality employment site and will not be attractive to the general employment market.

The following points are also noted:

- The Welborne development is still to secure planning permission, even though it has had a resolution to grant permission for a substantial period;
- The updated Phasing Plan for the Welborne proposal is already out of date. This notes that the first, small area of employment land will be available by 2025, at the earliest, with the remaining employment units taking until 2030 to come forward;
- There is still no defined programme, or funding package for the delivery of improvements to Junction 10 of the M27, which are required to support the Welborne development.

From the above, it is clear that the employment land supply identified within the draft local plan is neither flexible nor responsive and there is no certainty about delivery of the majority of the large employment allocations. The plan is therefore not sound and additional employment land supply should be identified to ensure the needs for businesses looking for suitable new premises in locations that have good access to the strategic highway network can be met. To do otherwise would mean that the Council's objectives

relating to economic growth and supporting the recovery from the Covid 19 pandemic will not be met and the Council will have failed to meet the requirements of the National Planning Policy Framework.

## Conclusion


The revised Development Framework has not been amended to address the issues identified in previous consultation responses. For consistency, and to secure the ongoing employment use of the existing development at Down Barn Farm, this land should also be designated as an Existing Employment Area.

Furthermore, to ensure that the area's objectives for economic growth can be supported across the plan period, additional land adjacent to the Down Barn Farm and Spurlings Industrial Estate sites should be allocated for development to meet the needs of business over the early part of the plan period, when other allocated land is unlikely to be available.

Amendments are therefore needed to policy E1 to provide additional allocations for the development of employment land, as well as policy E5 and the Policies Map to identify the established employment operations at Down Barn Farm as an Existing Employment Area.

Until these issues are addressed, it is therefore considered that the Draft Plan is **not sound** and should be amended to make sure that a flexible and responsive supply of employment land is provided over the plan period to meet the requirements of the National Planning Policy Framework.

Yours faithfully,



Matthew Thomas  
**Michael Sparks Associates**



enc

## **APPENDIX A – MSA Representation Letter to Fareham Borough Council, December 2020**



18 December 2020

**MICHAEL  
SPARKS  
ASSOCIATES**

CHARTERED ARCHITECTS

11 PLATO PLACE  
ST. DIONIS ROAD  
LONDON SW6 4TU

+44 (0)20 7736 6162  
[www.msa-architects.co.uk](http://www.msa-architects.co.uk)

The Consultation Team  
Fareham Borough Council  
Civic Offices  
Civic Way  
Fareham  
PO16 7AZ

Dear Sir/Madam,

## **FAREHAM PUBLICATION LOCAL PLAN CONSULTATION**

---

This representation is made on behalf of Cambria Land Ltd who are part of a Joint Venture (JV) company with the landowners of the land adjacent to the Down Barn Farm and Spurlings Industrial Estates. Cambria Land Ltd are promoting the site through the Local Plan process.

This follows earlier submissions to Fareham Borough Council as part of previous consultations on the emerging Local Plan and to the call for sites process, with the most recent submission having been made in February 2020 by Michael Sparks Associates on behalf of the JV company.

The land at Down Barn Farm Industrial Estate (the Site) is available and suitable to meet the objectives of sustainable development from an economic, environmental and social perspective. The proposed development will increase the supply of modern employment units to meet demand from businesses that require premises in Fareham but are unable to find suitable sites to meet their needs.

### **The Previous Consultation Response**

The consultation response to the Revised Development Strategy and Additional Allocations that was submitted in February 2020 recommended that the land adjacent to the Down Barn Farm and Spurlings Industrial Estates is allocated for employment use and that the boundary of the proposed Area of Special Landscape Quality is realigned to exclude the proposed development site and its immediate surroundings. The reasons to support these amendments were as follows:

---

**MICHAEL SPARKS ASSOCIATES LLP**

Partners : Michael Sparks · Ashley Chambers · Anthony White · Neville Campbell · Sam Darwin · Paul Wahba · Lee Page · Rebecca Driscoll

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We use the word "partner" to refer to a member of the LLP or an employee of equivalent standing.

- The emerging pipeline of high-quality employment land is heavily reliant on the Development at Welborne coming forward in a timely manner and concerns were identified about the programme for delivery of this development and the associated improvements works to Junction 10 the M27.
- The designation of the land around the Down Barn Farm and Spurlings Industrial Estates as an Area of Special Landscape Character was not justified as this part of the site was not considered to be particularly sensitive or of high importance. Specifically, it was noted in the preliminary landscape and Visual Impact Assessment that supported the previous representations that the site was within the visual influence of the M27 motorway and would not be visible from sensitive visual receptors to the east, so the development would not have an adverse impact upon the defining characteristics of the Portsdown Hill Landscape Character Area.
- The Council's Evidence Base identified that there was a need to provide high quality land in close proximity to the strategic highway network to meet demand from occupiers requiring high quality premises in good locations built to modern specification.
- Given the uncertainty about the delivery of the Welborne development, there was therefore a need to allocate additional land to ensure that Fareham can provide sufficient land for businesses already in the Borough that are looking to expand and for those wishing to move to Fareham, which would secure inward investment.
- The proposed development at Down Barn Farm would provide this source of employment land and it is ready for development to provide new employment premises over the short-term with few constraints that would preclude development of the site.
- The development would generate a number of benefits such as contributing to economic growth, increasing access to the countryside and securing enhancements to biodiversity.

The emerging Development Framework has not included the suggested changes and is still largely relying on the employment land that will come forward at the Welborne development to meet the need for well located, high quality land supply for the Borough over the next plan period. Furthermore, the Publication version of the Local Plan will not meet the target employment floorspace of 130,000 sq m that the Partnership for South Hampshire state should be provided by Fareham.

The previous representations were made on the basis of a site area of 13.3 Ha that could provide in the region of 29,000 sq m. Following discussions with the Council, and taking on this feedback the proposed development at the site has been reduced to extend to 3.6 Ha which would provide in the region of 10,540 sq m of floorspace. The revised site location plan identifying this new boundary is provided on drawing 31100 FE 30 that is included as an Annex to this letter.

The proposed development of this site can come forward quickly as there are no ownership constraints or substantial infrastructure requirements needed to bring the site forward. The scale of the development will effectively comprise an infill development between the existing employment areas and with an appropriate landscape scheme can be developed without any

significant impact upon the Portsdown Hill Landscape Character Area. It is anticipated that subject to securing planning permission, employment premises will be available at the site in 2022.

This letter provides an assessment of the soundness of the Publication Local Plan in terms of its effectiveness and, specifically, its ability to deliver the economic outcomes it sets out to achieve.

### **Welborne**

It is proposed that a significant proportion of new employment units for B2 and B8 development will be provided by the development of Welborne. In the Council's Evidence Base, it is noted that this development site will meet demand from occupiers that is not currently being satisfied by other sites within Fareham, largely as a result of the site's excellent location adjacent to the M27. It was noted in the evidence base document prepared by Lambert Smith Hampton that the delivery of this development was 'critical' to secure inward investment that would not otherwise occur. The development at Welborne therefore forms a significant part of the employment land supply for Fareham over the next plan period.

The Council have noted that they are confident that the Welborne development will proceed in accordance with their anticipated trajectory. However, planning permission still hasn't been granted for the development and the improvement works to Junction 10 of the M27, that are required to serve the new employment development still have no certainty on funding or delivery.

The trajectory for delivery of Welborne identified that the first phase of employment development would complete between 2019 and 2024. The employment land study that has been prepared as part of the Council's Evidence Base to support the emerging Local Plan, anticipated that the first employment units at Welborne would be available in 2025.

Within our previous representation, we identified concerns about the projected timescales for delivery of the Welborne development, identifying that this was unlikely to come forward as anticipated. We considered that the employment land would not come forward over the short term to provide the type of employment premises that were identified as being critical to the economic growth of the Borough as set out in the Council's own evidence base.

The further delays to the project over the course of 2020 indicate that the Council's trajectory for delivery of the development remain optimistic and there is a lack of certainty over the timescales associated with Welborne.

Given the uncertainty about the timescales associated with the delivery of this site and the fact that providing employment land of this nature is seen as critical to the Borough's economic growth, the Local Plan cannot be considered to be Sound unless other land with similar characteristics is allocated.

This revised proposal will therefore bridge the gap to provide a supply of modern premises in advance of units becoming available at Welborne. The development of the land adjacent to Down Barn Farm and Spurlings Industrial Estate will provide greater certainty on delivery and ensure that the Borough has a pipeline of new units coming forward to meet demand.

In addition, Down Barn Farm can provide a different type of commercial space, that is industrial and manufacturing, which would potentially be harmful to adjacent residential use, as is the case at Welborne.

### **Demand for employment premises**

Demand for new employment premises remains strong within Fareham, and there is still a lack of available land and premises to help meet this demand. A number of occupier requirements were identified within the previous pre-application submission and these businesses as well as other newly identified occupiers are seeking premises. Copies of correspondence from these occupiers, including South Coast Concrete, TJ Transport, Pro Mech, Mimtec and Seafront are enclosed with this letter.

The sub regional work on the provision of employment land prepared by the Partnership for South Hampshire (PfSH) in their Spatial Position Statement (GL Hearn, 2016) identified that the need for additional employment floorspace in Fareham up to 2036 ranged from 325,793 to 123,961 sq m, all of which are over and above the Council's proposed allocation of land to provide 104,000 sq m of floorspace. The adjusted figure from the PfSH Spatial Position Statement then recommended that sufficient land to provide for 130,000 sq m of floorspace should be allocated by Fareham, which is still above the amount that has been provided for in the Publication Plan.

Additional land should therefore be allocated to meet the demand for premises and the identified need as set out in the Evidence Base.

The Borough's own Covid-19 Economic Recovery Plan (September 2020) specifically seeks to retain and enhance employment opportunities. This proposed development would support this objective in the short term with local investment and the retention of existing local businesses.

### **Requirements of the National Planning Policy Framework**

For the emerging Local Plan to be considered a Sound policy document, it will need to have due regard to the National Planning Policy Framework (NPPF). Of particular relevance to the Down Barn Farm site are the following objectives of the NPPF (including our emphasis):

#### Paragraph 8

*Achieving sustainable development means that the planning system has three overarching objectives...*

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity
- c) an environmental objective...including making effective use of land

#### Paragraph 23

Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period

#### Paragraph 81

Planning policies should:

- d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

#### Paragraph 82

Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

#### Paragraph 117

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses

### **Proposed Changes to the Publication Plan**

The following section identifies proposed changes that we consider are necessary to make the plan Sound.

#### Strategic Policy E1: Employment Land Provision

This strategic policy identifies that 104,000 sq m of new employment floorspace will be provided across the plan period. This is contrary to the amount of floorspace that is identified by the Partnership for South Hampshire, which recommends that 130,000 sq of floorspace should be provided for over the plan period.

Whilst other sites apart from Welborne are identified as potentially coming forward to meet the need for employment floorspace, some of these (such as those that form part of the Daedalus allocation) are not suitable for certain types of occupiers and are too far from the strategic highway network to be considered by potential occupiers.

The NPPF is clear in requiring Development Plans to provide enough land to meet identified needs and also to make sure that a flexible supply of employment land is available in the right



location. Given that the requirements for employment land identified by the Partnership for South Hampshire are not being met in the Publication Plan and that there is considered to be an undersupply of sufficient land coming forward that is well located to the strategic highway network, additional land should be allocated in the new Local Plan.

Specifically, to ensure that the new Local Plan is Sound and has been prepared in a positive manner in accordance with the NPPF, the land at Down Barn Farm should be allocated for development to provide a more flexible source of land for employment purposes.

The Council have acknowledged that there is a need to increase the supply of employment premises within Fareham and Policy E5 of the Publication Plan relates to the intensification of existing sites to help support economic growth. There are existing occupiers that cannot find premises within Fareham to meet their needs, which indicates that there are few units available in the Borough.

Existing employment sites will only be intensified if there are vacancies that will allow new or extended premises to be built. If occupancy levels at these locations are high then intensification through redevelopment is unlikely to happen. This supports the allocation of additional land so that additional premises can be built to meet the needs of business and to support economic growth.

#### Policy E5: Existing Employment Areas

Spurlings Industrial Estate and Down Barn Farm are existing, established employment sites, and they perform an important employment function and they should be afforded flexibility to help them grow, adapt and support economic growth in Fareham. This proposal will intensify and extend these existing employment areas to provide the type of employment premises required by the market, which will therefore meet the objective of this policy.

The Spurlings Industrial Estate is identified as an Existing Employment Area on the draft proposal map, however the Down Barn Farm site is not. Whilst the Down Barn Farm site is used for waste processing purposes, it is not safeguarded and the activity at the site is consistent with an employment use and the adjacent barn is in use as offices. The extent of the land in employment generating uses is indicated on the location plan that supports this representation. Therefore, the Down Barn Farm site should also be identified as an existing Employment Area on the proposals map.

#### **Conclusion**

To conclude, while demand for new employment premises in Fareham is strong, there is growing evidence to suggest that the supply of employment floorspace, including the Welborne development, is not being brought forward in accordance within timescales anticipated by the Publication Local Plan. As such, this brings into question the effectiveness of the Publication Local Plan to deliver on its aims of building a strong and responsive economy in Fareham.

Furthermore, as the Covid-19 pandemic continues to have an impact on businesses across the country and unemployment is on the rise, it is of increasing importance that the Borough maximises the potential of sites that are suitable for employment development, where impacts of the development can be appropriately mitigated. Consequently, it is considered that the extension of employment land at Down Barn Farm and Spurlings Industrial Estate should be encouraged, as it can provide much-needed floorspace in the Borough, supporting the creation of jobs and building a resilient economy in Fareham, which will in turn improve the soundness of the Borough's Local Plan.

Yours faithfully,



Matthew Thomas

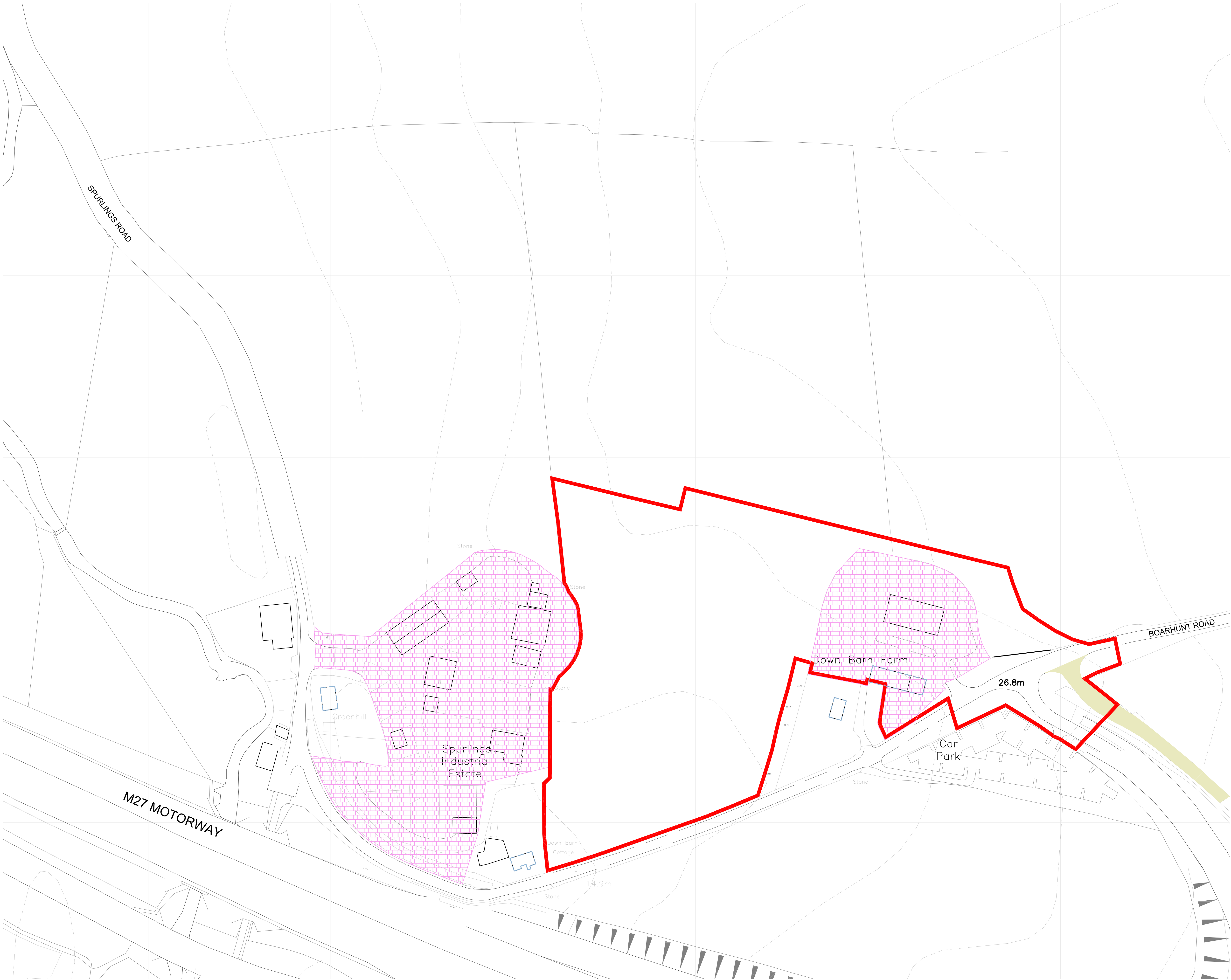
**Michael Sparks Associates**



enc

## **ANNEX 1 – Site Location and Proposed Layout Drawings**





NOTES:

SUBJECT TO STATUTORY CONSENTS

SUBJECT TO SURVEY

BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT

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DO NOT SCALE THIS DRAWING


DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO DETERMINE DIMENSIONS UNLESS SPECIFICALLY AUTHORISED BY MICHAEL SPARKS ASSOCIATES

IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES

SUBJECT TO LOCATION OF GAS MAIN

- LEGEND
- LISTED BUILDINGS
  - EXISTING EMPLOYMENT LAND
  - APPLICATION BOUNDARY

..	..	..	..	..
REV	DATE	NOTE	DRAW	CHK



CHARTERED ARCHITECTS

11 PLATO PLACE  
ST. DUNGS ROAD  
LONDON SW6 4TU

TELEPHONE 020 7736 6162  
FAX 020 7736 3696  
www.msa-architects.co.uk

TITLE

SPURLING'S INDUSTRIAL ESTATE, FAREHAM

DRAWING

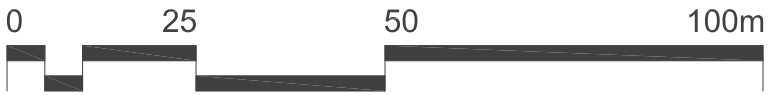
SITE LOCATION PLAN

CLIENT

DATE	SCALE	DRAWN
NOV 2020	1:1000@A1	PF
	STATUS	CHECKED
	FEASIBILITY	MT

DRAWING NUMBER

31100-FE-30







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SUBJECT TO SURVEY

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IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES

SUBJECT TO LOCATION OF GAS MAIN

- LEGEND
- PROPOSED SOFT LANDSCAPING
  - APPLICATION BOUNDARY
  - PROPOSED HAUL ROAD
  - APPROXIMATE LOCATION OF GAS MAIN

AREA SCHEDULE

GIA

	sqm	sqft
1		
Unit	1,884	20,280
Offices	409	4,400
Sub total	2,293	24,680

	sqm	sqft
2		
Unit	1,043	11,225
Offices	115	1,240
Sub total	1,158	12,465

	sqm	sqft
3		
Unit	954	10,270
Offices	105	1,130
Sub total	1,059	11,400

	sqm	sqft
4		
Unit	767	8,255
Offices	88	945
Sub total	855	9,200


	sqm	sqft
5		
Unit	1,778	19,140
Offices	174	1,875
Sub total	1,952	21,015

	sqm	sqft
6		
Unit	1,490	16,040
Offices	164	1,765
Sub total	1,654	17,805

	sqm	sqft
7		
Unit	1,405	15,125
Offices	166	1,785
Sub total	1,571	16,910

TOTAL	10,542	113,475
-------	--------	---------

	Ha	acres
SITE AREA	3.702	9.15



CHARTERED ARCHITECTS

11 PLATO PLACE  
STUDIOS ROAD  
LONDON SW6 4TU

TELEPHONE 020 7736 6162  
FAX 020 7736 3696  
www.mso-architects.co.uk

TITLE

SPURLING'S INDUSTRIAL ESTATE, FAREHAM

DRAWING

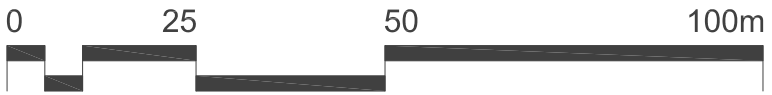
SITE LAYOUT PLAN

CLIENT

DATE	SCALE	DRAWN
NOV 2020	1:1000@A1	PF
	STATUS	CHECKED
	FEASIBILITY	MS/GZ/MT

DRAWING NUMBER

31100-FE-31



## **ANNEX 2 – Occupier Letters**





26<sup>th</sup> November 2020

Dear Graham,

I am writing to confirm interest in the new development of industrial units at Down Barn Farm. We are an established local business with our premises located near Wickham Road, Fareham.

We are looking to expand our premises to a unit of approx. 12,000 sq ft in size, complete with staff parking and a small office. This will help to accommodate the extra 10-20 staff we are looking to employ.

The new premises will need to be situated near the m27 and our existing site at junction 10 in Fareham. We would be looking to move in within the next 1-2 years ideally.

Should you be successful in acquisition of planning permission, we believe the planned development at Down Barn Farm would accommodate our expansion requirements.

Yours sincerely



Mark Waring

Managing Director



23 November 2020

Dear Mr Moyse

**Ref: Proposed Industrial Development - Downbarn Farm and Land Fareham**

I understand that you will be seeking planning for a development on land adjacent to Downbarn Farm for industrial and warehousing use. As a well-established local company whose existing premises will be affected by its re-development as part of the Welborne plan, I would like to register our interest in securing new accommodation close by at Downbarn Farm.

We are a Fareham based marine wholesale and retail business with 20 employees wishing to stay within the borough and we would like to secure a long-term lease on a warehouse of approximately 20,000 ft with offices.

I understand that your proposed development, if successful at planning, would be able to accommodate this requirement and I would welcome details of occupational terms from you when convenient.



R Besse

**Managing Director**

**Seafront Marine Group Limited**



**Pro Mech Limited**

Head Office: 7A, The Gardens, Fareham, PO16 8SS  
Accounts Tel: 01329 725002 Fax: 01329 288535



Dear Graham,

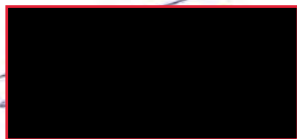
Further to our conversation regarding the expansion of our operations at Pro Mech, I would like to formally register our strong interest in the possibility of acquiring a larger site at Spurlings Industrial Estate. We are keen to stay at Spurlings as it is an ideal location for our operation as well as having a large locally based workforce.

We have now been based here for 18 years and currently employ 22 people. The current site occupies 0.8 acres with 6,600 sq ft of accommodation and 29,000 sq ft of hard standing, which you recently upgraded for us. We estimate our ideal operational requirement is an additional 21,000 sq ft of hard standing. We would happily expand at our existing location by taking on the site currently used by South Coast Concrete Pumping.

This existing hard standing would be ideal for us to store additional equipment and park more of our vehicles. If we could expand our business, we would look to employ an additional 10 – 15 new members of staff.

We would be very keen to understand further if this is a possibility.

Your Sincerely,



**John Cooper**  
**Managing Director**  
**Pro Mech**



# **South Coast Concrete Pumping Ltd**

**Unit 14 Spurlings Industrial Estate, Fareham, Hampshire, PO17 6AB.**  
**United Kingdom**

Tel: 01329 232220 Fax: 01329 287953 Web: [www.southcoastpumping.co.uk](http://www.southcoastpumping.co.uk)



Dear Graham

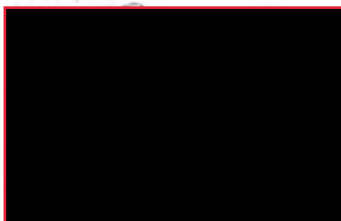
I am writing to confirm our conversations exploring an expansion of operations for South Coast Concrete Pumping at Spurlings Industrial Estate on Junction 11.

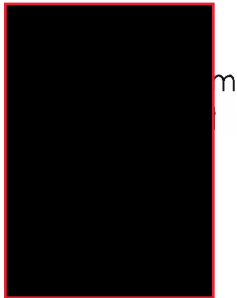
I am delighted to report that our current operation at Spurlings Industrial Estate is going from strength to strength and we are now in a position where we would like to expand our business. We are keen to stay at Spurlings Industrial Estate as it is an ideal location for our operation and as a local established business myself and my team are keen to stay in the area. We have now been based here for 25 years and currently employ 40 people and run 25 trucks from Spurlings Industrial Estate.

We currently occupy 0.5 acres with 3,600 sq ft of accommodation and 20,000 sq ft of hard standing. We need more space to expand our business to accommodate for 8 new trucks, including 8 new drivers, 2 new workshop staff and an apprentice. We estimate our ideal operational requirement is 1.4 acres with 7,100 sq ft of accommodation and 32,000 sq ft of hard standing. We would happily expand at our existing location, however there is not enough space for us to expand within Spurlings Industrial Estate. We feel our best option would be to move our operation to a field adjacent to Spurlings Industrial Estate.

We understand you are promoting an extension to Spurlings with Fareham Borough Council and would like to register our firm interest in remaining here in an expanded facility should the site come forward in the near future.

Yours sincerely






Dear Graham,

I am writing to confirm our conversations exploring a relocation of TJ Waste and Recycling from Charity Farm, Wickham Road, Fareham to an expanded Spurlings Industrial Park on Junction 11.

As you know our current operation at Charity Farm sits within the proposed new garden village of Welborne. The owner, Buckland Developments Limited, is progressing a planning application for a new settlement and has indicated that he will soon be serving us a notice to quit and we will no longer be able to operate from this site.

As a local business we are keen to stay in the area, having been based here for 15 years. Our ideal operational requirement is 4/5 acres with 7000 sq ft of accommodation and 85,000 sq ft of hard standing. We understand you are promoting an extension to Spurlings with Fareham Borough Council and would like to register our firm interest in relocating here should the site come forward in the near future.

Yours sincerely

A black rectangular redaction box covering the signature of John Gosling.

John Gosling  
Managing Director



# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

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Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

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In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

# PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Mr
First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policy E6: Boatyards

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Policy E6 aims to protect marine-related employment uses. This policy is supported as the availability of waterfront sites around the Solent is limited and the marine businesses they support contribute to one of the key sectors of the sub-regional economy of which Gosport marine sites form part of a cluster.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

N/a

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

N/a

B4c Your suggested revised wording of any policy or text:

N/a

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

N/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

# FAREHAM Local Plan 2037

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☐ Yes

☒ No

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First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	<div></div>
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
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| <input type="checkbox"/> The evidence base             | Go to B1e |

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policy E7: Solent Airport

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Policy E7 relates to the Solent Airport at Daedalus which protects the site for airport related uses to support aviation activities unless it can be demonstrated that such uses are no longer financially viable.

It is important that the airfield is retained to support a large number of employers at the Daedalus site which provides one of the key reasons for many businesses to locate and expand on the site. The justification text highlights that the Solent Airport has consent for up to 40,000 flight movements per year. There are no indications in the FLP2037 that any changes will be sought on this matter.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

N/A

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

N/A

B4c Your suggested revised wording of any policy or text:

N/A

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B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

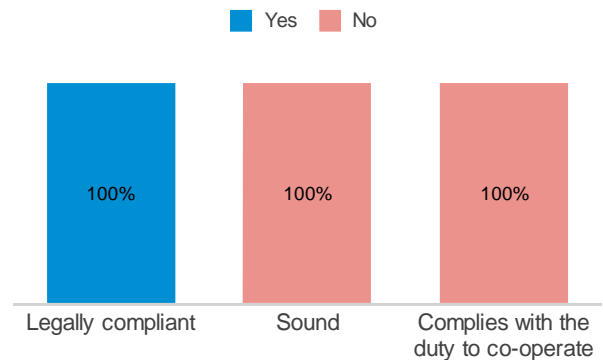
N/a

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Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	1	1	1
<b>Yes</b>	1 100%	0 0%	0 0%
<b>No</b>	0 0%	1 100%	1 100%



**Respondent: Mr Robert Marshall (287-5188)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Duty to co-operate not applicable. Para. 7.6 An amendment to this paragraph says that "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". This is too vague a document to be relied upon and is one that has not gone beyond an initial consultation stage.

**What modification(s) is necessary to make the Revised Pub...**

Remove the reference to "...in line with the Council's Town Centre Vision 2017".

**How would the modification(s) you propose make the Revise...**

By ensuring that the Plan does not direct development to the town centre on the basis of a document which affords insufficient guidance and which has not undergone appropriate consultation.

**Your suggested revised wording of any policy or text:**

See box B4a above.

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

To ensure that the Fareham Society's views are discussed and an opportunity is given to respond to the views of others.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

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You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

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- Compliance with a legal obligation
- Performance of a task carried out in the public interest

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## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

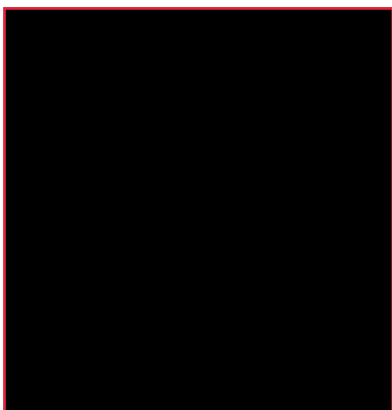
Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)





A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition. 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes these policies. It is unclear how any development could be contemplated in the Fareham Borough without need on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with that to protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having a policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was H/ Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift to. Finally and critically sites identified as suitable for development but have not yet obtained planning permission HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. If 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards contribute There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Framework development within and adjacent to existing settlements and as part of area wide development strategies and are sustainable, appropriately planned and designed".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and of

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's c  
Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwat  
The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests c  
guidance in Fareham Today which includes the additional areas of" Legal Compliance" and "Duty to Cooperate"  
the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission  
HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community  
it is unsound.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

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Thank you for taking part and having your say.

## **Further comments on the Fareham Local Plan**

### **which I have been unable to include in your too strict formatted comments form**

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives.

Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as

well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

Planning Policy Manager  
Fareham Borough Council

Enquiries to: Louise Hague

Our ref: Y00511

Your ref: Regulation 19 Local Plan  
Consultation – Revised Publication

Date: 28 July 2021

Dear Sir/Madam

## Regulation 19 Local Plan Consultation

In response to the above consultation, please find attached the general landowner comments in written representations on behalf of Hampshire County Council Property Services, in its role as a public landowner to help inform the next stages of the emerging Local Plan Update to 2038. These are separate from the comments submitted on behalf of Hampshire County Council in respect of its regulatory functions.

As landowner, the County Council will be responding to the Local Plan Consultation on the following Policies/Paragraphs (please see attached):

- Strategic Policy H1: Housing Provision
- Policy D1: High Quality Design and Place Making
- Housing Allocation Policy: HA3 (Southampton Road)
- Housing Allocation Policy: HA9 (Heath Road)
- Housing Allocation Policy: HA13 (Hunts Pond Road)
- Housing Allocation Policy: HA22 (Wynton Way)
- Housing Allocation Policy: HA24 (335-337 Gosport Road)
- Strategic Policy E1: Employment Land Provision
- Policy E4a: Land North of St Margaret's roundabout, Titchfield
- Strategic Policy R4: Community and Leisure Facilities
- Policy D4: Water Quality and Resources/ Strategic Policy CC1: Climate Change (d)
- Policy D4: Water Quality and Resources Para 11.55/56

To date, Hampshire County Council in its capacity as landowner, has supported the earlier stages of the Local Plan Update to 2037. The purpose of the following is to offer comments, from a landowning perspective, to help inform the scope and soundness of Fareham Local Plan when examined by the Secretary of State.

I hope this is helpful to you in continuing to support the Borough Council in subsequent stages of the Local Plan Update to 2037.

Yours sincerely



**Louise Hague MRICS MRTPI**  
Senior Development Manager



# FAREHAM Local Plan 2037

## Introduction

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## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title: Ms

First Name: Katherine

Last Name: Fry

Job Title: (where relevant) Senior Planner and Urban Designer

Organisation: (where relevant) Hampshire County Council

Address:

Postcode:

Telephone Number:

Email Address:



A3 Please provide the Agent's details:

Title: N/A

First Name: \_\_\_\_\_

Last Name: \_\_\_\_\_

Job Title: (where relevant) \_\_\_\_\_

Organisation: (where relevant) \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

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- 
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Strategic Policy H1: Housing Provision
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- 
- B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue
- 
- B1e Which new or revised evidence base document ? E.g. Viability Assessment
- 
- B2 Do you think the Revised Publication Local Plan is:
- |                                      | Yes                                 | No                       |
|--------------------------------------|-------------------------------------|--------------------------|
| Legally compliant                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sound                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Complies with the duty to co-operate | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- B3 Please provide details you have to support your answers above  
Hampshire County Council in its capacity as landowner supports the spatial approach to Policy H1 to distribute development through Local Plan allocations. The County Council considers that this is a sound approach that is positively prepared, justified and deliverable within the Plan period (effective) based on the Borough Council's objectively assessed needs and wider Local Plan evidence base.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

- B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?
- 
- 
- 
- 
- 
- 
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B4c Your suggested revised wording of any policy or text:

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B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D1: High Quality Design and Place Making

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as landowner, supports Policy D1 as it considers that the density of schemes should be informed by and be sympathetic to the character of the surrounding areas, rather than having a set standard. This allows sufficient flexibility (effective) to support best practice urban design principles particularly with regards to legibility to emphasise the importance of place as well as sensitively manage the transition from an urban to rural settlement edge. In addition, this Policy accords with the current national guidance on design, such as the National Model Design Code.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA3 (Southampton Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as one of the landowners for this site, supports the inclusion of this draft allocation and has provided information through the Local Plan process to date to support the allocation. The County Council re-affirms that that its land within Policy HA3 is available and deliverable within the Plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?



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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA9 (Heath Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the allocation of its land in Policy HA9. The site has a resolution to grant planning permission for 70 dwellings (insert ref). The County Council, as applicant, is currently engaged in on-going discussions with the Borough Council Planning Case Officer, Natural England and third-party providers to put in place sufficient mitigation to achieve a nitrate neutral development. The County Council as landowner has also submitted a pre-application submission to Natural England for consideration of its own land to mitigate the nitrate output of site Policy HA9. This evidence offers a realistic prospect that the site is capable of coming forward in within the early stages of the Plan period. The County Council, as landowner, re-affirms that it's land within Policy HA9 is available and deliverable.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

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B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

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- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA13 (Hunts Pond Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable. This allocation will contribute (indicative yield 38 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA22 (Wynton Way)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available and deliverable. This allocation will contribute (indicative yield 13 dwellings) to the supply of housing required over the Plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
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B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA24 (335-337 Gosport Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative yield 8 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?



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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B1

Which part of the Revised Publication Local Plan is this representation about?

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| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy E1: Employment Land Provision

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the amendments to this Policy which reflects the current scale of future employment needs and increases flexibility for employment land provision in line with the amendment to the national use classes order as made on 1st September 2020 and current methodology.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Land North of St Margaret's roundabout, Titchfield (Policy E4a)

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative 4000m2) to the supply of employment floorspace required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

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Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Strategic Policy R4: Community and Leisure Facilities

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Hampshire County Council in its role, as both a public landowner and service provider, supports the intentions of Policy R4 to maintain the provision of necessary community facilities during the Plan period and supports the amendments to this Policy. The proposed amendment would reinforce the unique role and function of public service providers and their need for managed change to deliver operational service improvements over the Plan period (be effective).

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D4: Water Quality and Resources

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner *and* service provider, supports the principle of Policies CC1 and D4.

Notwithstanding this, the County Council is concerned that the draft policy does not meet the tests of soundness as it is not sufficiently flexible to respond to unexpected changes during the plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?



The policy should have increased flexibility to be consistent with national policy.

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

The County Council would be mindful to overcome its objection if the policy is amended to introduce sufficient flexibility in the wording. This would still seek to achieve a high standard of sustainable development but would not require potentially unattainable standards to be met (be effective).

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☒ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The County Council could offer further clarification on the points raised.

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input checked="" type="checkbox"/> A paragraph        | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1  
Paras 11.55/56

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, in its role as a public landowner and service provider, supports the policy aspiration to achieve energy efficiencies in new non-residential development. In particular the County Council notes that paragraph 11.55 considers how the BREEAM assessment process can influence viability of a proposal and make allowances for this, to ensure the plan will remain effective over the plan period. For example, as landowner, the County Council considers that any forthcoming draft policy should be open to demonstrating meeting this energy efficiency standard by alternative equivalent standards such as those based on an embodied carbon (CO2 / Kg / sqm) metric as advocated by the RIBA 2030 Climate Challenge:  
<https://www.architecture.com/-/media/files/Climate-action/RIBA-2030-ClimateChallenge.pdf>

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

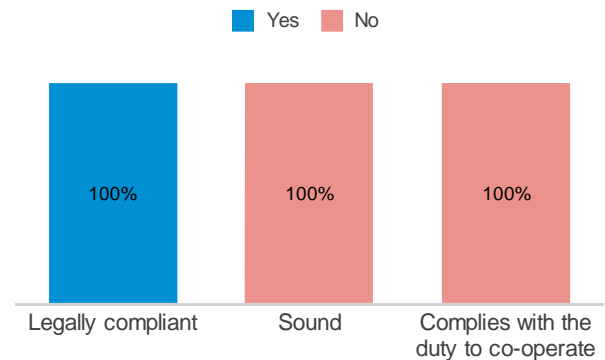
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	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	1	1	1
<b>Yes</b>	1 100%	0 0%	0 0%
<b>No</b>	0 0%	1 100%	1 100%



**Respondent: Mr Robert Marshall (287-5188)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Duty to co-operate is not applicable. Community and leisure facilities are vital to ensure a strong, vibrant and healthy community. The suggested change would unacceptably dilute the grounds for contesting the loss of a community facility by removing the requirement for any replacement to be equivalent and requiring simply that it be sufficient.

**What modification(s) is necessary to make the Revised Pub...**

Retain the requirement for equivalence.

**How would the modification(s) you propose make the Revise...**

See B3 above.

**Your suggested revised wording of any policy or text:**

See B3 above.

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

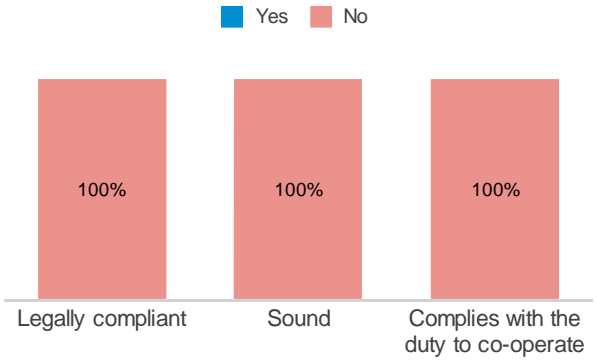
To ensure that the Fareham Society's views are discussed and an opportunity is given to respond to the views of others.

# Paragraph | Viability Assessment

## 1 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	1	1	1
Yes	0 0%	0 0%	0 0%
No	1 100%	1 100%	1 100%



### Respondent: Ms Janet Cooke (267-481253)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

## Please provide details you have to support your answers a...

building proposals include plans to urbanise a village by cramming all green spaces with small average homes with little parking and restricted estate access points. There are little or no plan for increasing supporting infrastructure like village/ shops parking, more doctors, insufficient school places and feeding roads and paths to transport links. Water services are already over stretched to manage its waste safely. I feel the environment land and sea pollution Impact will be devastating. Warsash residents concerns regarding to disproportionate development of Warsash proposals appear to have been glossed over : Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered regardless of protest marches, deputations and objections raised. For example, a petition against the various versions of draft plans, despite exceeding the prerequisite number of signatures needed to trigger a Full Council meeting debate, such debate was refused. It is discriminatory that community-generated evidence carries less weight than that provided by Developers consultants. E.g. regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams. The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate" This is misleading and confusing to members of the public wishing to provide commentary. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable. Village traffic impact : 7 new accesses onto the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident black spots. Anguish for all villagers and the proposed new residents. ansport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval." Education Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone. Healthcare Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.. Complies with Duty to Cooperate: Housing Need Methodology Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply. The proposed over development so closed to areas of outstanding natural beauty and protected habitats is not acceptable and repeated calls by residents to have this policy reviewed as been ignored. Clearly the building companies and their partners stand to make a lot of money since Warsash until now because of its surroundings green areas is a desirable area to live in - such urbanisation threatens the integrity of village life and the future viability of its sensitive protected environments I object to multiple small homes being crammed in the proposed development plots scattered between Brook Lane, lockswood Rd, Peters Rd and Warsash Rd

## What modification(s) is necessary to make the Revised Pub...

Fewer larger plot homes built inclusive of renewable energy features with large green gardens, and green spaces between plots

## How would the modification(s) you propose make the Revise...

Reduced environmental impact, as less people living in the same space, producing less waste and environmental impact

**Your suggested revised wording of any policy or text:**

Scrap the unfair over development in Warsash, rethink the plan and build homes which seek to preserve Village integrity and minimise environmental impact The wording is down to those who are paid via Council taxes to represent the Warsash residents fighting for their Village, views and values It is not the job of myself as a NHS Nurse to produce technical wording .., it's my job to work in patient care and the councils job to support its residents. High volume Low cost housing should be built in non sensitive, lower land cost areas of the borough

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

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30<sup>th</sup> July 2021

FAO: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

**Fareham Local Plan 2037 Publication**  
**Revised Version Consultation**

Dear Sirs,

Please find attached comments from CPRE Hampshire regarding the Revised Version of the submission Fareham Local Plan 2037. We have only commented on those changes highlighted in red in the Revised Version and assume that our comments remain extant as per our submission on 15<sup>th</sup> December 2020. Our submission is attached as Appendix A.

It is important to state that it seems extremely strange to be filling in these arduous forms yet again. For those of us who are volunteers this is an onerous and time-consuming process, all done in our own free time.

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG for its housing numbers. CPRE Hampshire fundamentally rejects the use of out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG. We expect that the 2021 Census will confirm that the 2018-based projections have more validity and combined with the likely changes in demographics following Brexit and Covid, that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan. The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PfSH Spatial Strategy.

Furthermore, there has been challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation has asked ONS to make some more checks on this aspect of their projections. This is particularly relevant as the Fareham Local Plan seeks to take some housing for Portsmouth, which may not be required. Documents are attached as Appendices which relate to this matter.

We reiterate that CPRE Hampshire is extremely pleased to see that Fareham BC have approached their new Local Plan from a landscape-based perspective, a process which we wholly support. Furthermore, we fully endorse Fareham BC's inclusion of a Climate Change policy, which must underpin all other policies and spatial planning, but believe it could be more front and centre, as has been recommended by the most recent NPPF July 2021.

And we remain disappointed that there still seems to be no mention of a potential new South Hampshire **Green Belt** in this Revised Submission Version. In an earlier consultation by Fareham BC in July 2019, there were a number of mentions of this option, notably in Section 10c regarding the Meon Valley, where it said: "The Council will also be working with PUSH to consider the potential for greenbelt land across local authority



areas, and there could be scope for this area to become part of a South Hampshire greenbelt.” As CPRE Hampshire has long campaigned for a sub-regional area of restraint in order to encourage urban regeneration and prevent sprawl, this was very much welcomed. Sadly, this does not seem to have been included in the either the December 2020 Reg 19 document or this Revised Version, and we consider its exclusion to be a significant wasted opportunity, as the NPPF allows local authorities to designate Green Belt as part of the Local Plan process. It has been agreed that the PFSH authorities are to consider a new Green Belt as part of their forthcoming Statement of Common Ground, and we would have hoped to see Fareham BC leading the way.

CPRE Hampshire has completed Response forms for individual policies which have been changed since December 2020 and these are attached below this letter. We reiterate that our comments from December 2020 are still considered relevant for policies which are unchanged and assume they will also be passed to the Inspector. Our December 2020 submission is attached as Appendix A.

Yours faithfully,

Caroline Dibden  
Vice-President  
CPRE Hampshire



The countryside charity  
Hampshire

**Attachments:**

Appendix A – CPRE Hampshire Submission to Fareham Local Plan 2037, previous Reg 19 version, dated 15<sup>th</sup> December 2020

Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021

Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021

A1 Is an Agent appointed:

**No, an agent is not appointed**

A2 Please provide your details below:

Title:

**Mrs**

First Name:

**Caroline**

Last Name:

**Dibden**

Job Title:

**Vice-President**

Organisation:

**CPRE Hampshire, the countryside charity**

Address:

Telephone:

Email Address:

## **POLICY H1: Housing Provision**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 4.1 to 4.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy H1: Housing Provision**

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**NO**

### B3 Please provide details you have to support your answers above

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG to calculate its so-called housing need numbers. CPRE Hampshire fundamentally rejects the using out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG.

We expect that the 2021 Census will confirm that the 2018-based projections have more validity, and this will only be reinforced by likely changes in demographics following Brexit and Covid-19. We suggest that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan.

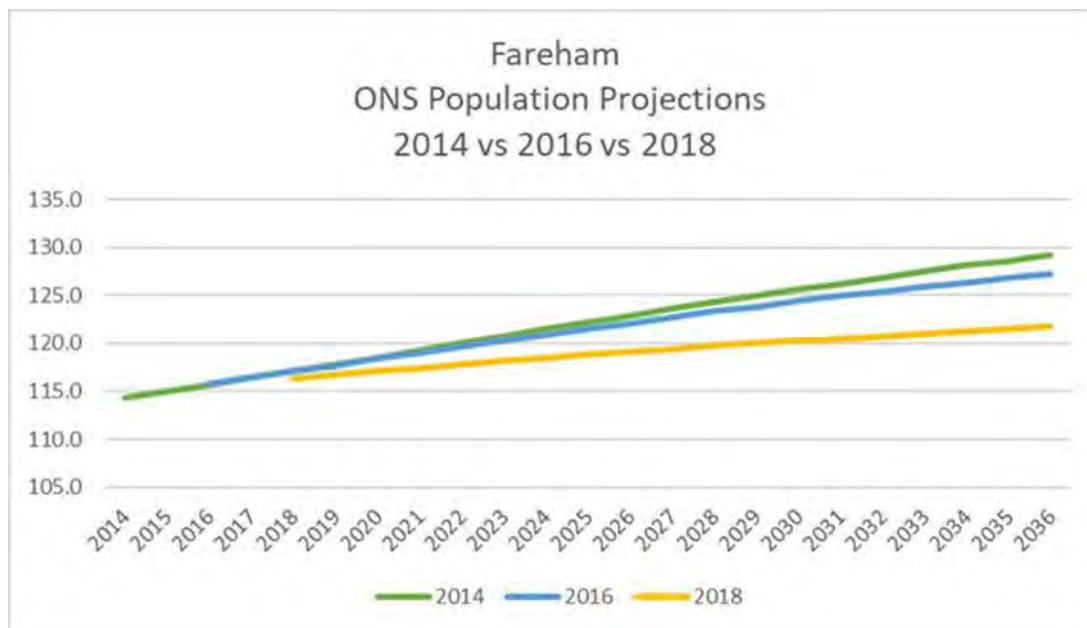
Graph H1\_1 below shows the substantial differences in population by using the differing projections for Fareham. Using the most up-to-date data for Fareham would result in an annual housing need of 327, even lower than that expected in the abortive previous Regulation 19 Version Local Plan of December 2020. This difference is so significant, that several large sites in Strategic Gaps might not be required. Over the 16 years of the plan period the comparative numbers are 8,656 with the 2014 projections, and 5,232 with the 2018 ones, a difference of 3,424 dwellings.

CPRE Hampshire therefore believes that Fareham and PFSH should use the latest base data on household projections (the 2018-based projections from the ONS) as it conforms with Para 31 of the NPPF "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

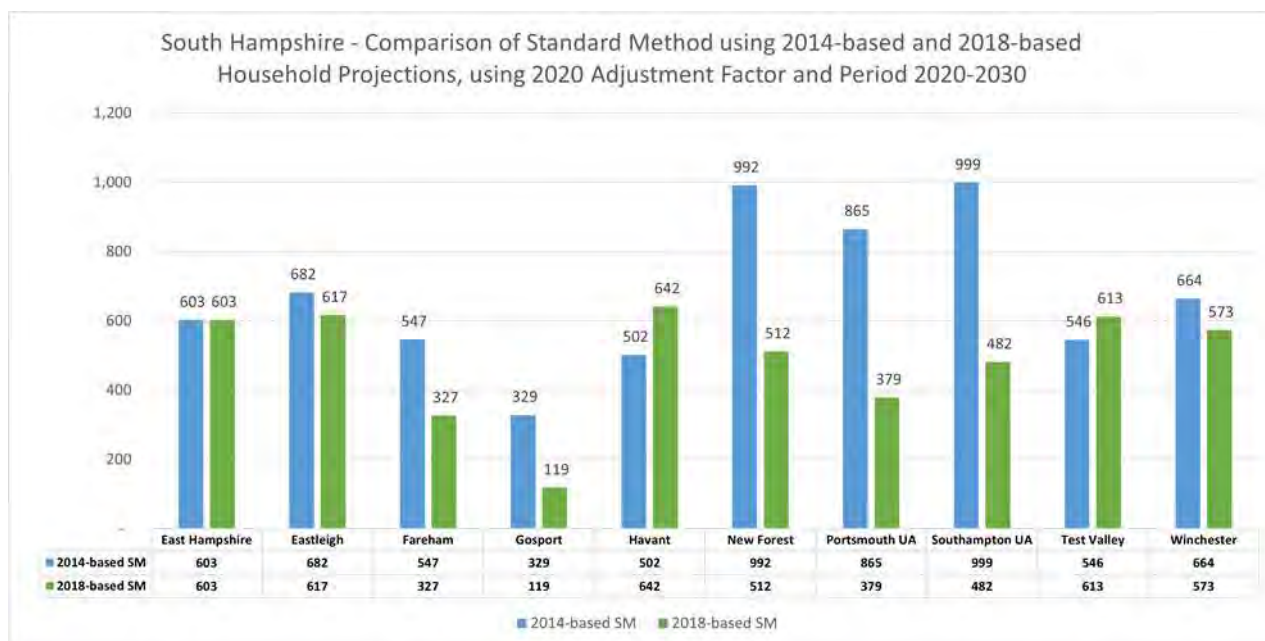
The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PFSH Spatial Strategy. As can be seen from the graph H1\_2 below, the outcome of the Standard Method using 2014 and 2018-based projections for all the South Hampshire local authorities shows a substantially lower requirement. Across the six most urban of the PFSH authorities (Southampton, Portsmouth, Gosport, Eastleigh, Havant and Fareham) the difference is some 1,358 dwellings fewer annually. Using the 2014-based projections for those 6 urban authorities gives a housing requirement of 3,924 dwellings but using 2018-projections only 2,566 dpa, not including the metropolitan uplift for Southampton. With a 35% uplift for Southampton, the 2014-based figure would be 4,274, and the 2018-figure would be 2,735, with a difference of 1,539 dpa; an even more extreme difference between the 2 projection dates.

We believe that this must be factored into the next PFSH Spatial Strategy. Notably Portsmouth, who have requested help from Fareham in meeting their housing need, would see a fall in requirements from 865 dpa to 379 dpa. Should this be borne out by the Census results, it is a nonsense for Portsmouth to require any housing to be accommodated by Fareham.

The impact of Brexit, Covid-19, and corresponding economic fallout, on migration patterns will remain unclear for some time, and it is therefore sensible to use a cautious approach to planning and development.



Graph H1\_1



Graph H1\_2 (excludes 35% uplift for Southampton)

Furthermore, there has been recent challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation (10<sup>th</sup> May 2021) has asked ONS to make some more checks on this aspect of their projections. Relevant papers are attached as Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021, and Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021.

In essence the issue relates to how students are handled in university cities. It seems that students have been “counted in” at the start of their studies, but not “counted out” at the end. This is particularly the case for foreign students, whose presence after university does not tie up with home office visa data and HESA destinations surveys.

The bulge in the apparent resulting population is also not corroborated by other data, such as doctor registrations, A&E attendance, new car registrations, school admissions, benefit claims, voter numbers, gas and electricity use etc. In the 50 cities likely to be impacted by these discrepancies, Southampton comes in 9<sup>th</sup> place, Portsmouth at 23<sup>rd</sup>.

The inclusion of Portsmouth is particularly relevant to the Fareham Local Plan, as it includes 900 dwellings for Portsmouth, which may not be required. Documents are attached as Appendices B and C which relate to this matter. Checking Portsmouth’s data shows that in 2019, births were lower by 484 than predicted by the 2014-based projections, and deaths were 172 higher. Over 16 years of the plan period, this simple calculation indicates that population might be overestimated by some 10,496 or very approximately 4,400 households.

In 2019, around 644 foreign students were apparently not counted out of the city, based on data from Home Office exit checks. HESA surveys indicate that some students will return to the UK, but only 18% of those who return are likely to remain in Portsmouth.

Significantly, for Fareham to agree to take unmet need from Portsmouth is premature, predating as it does any response from ONS to the request for a review from the Office of Statistics Regulation.

It is also clear that there remains a significant reliance on delivery of housing at Welborne, which is subject to a separate plan. Delays to infrastructure finding at Welborne could have an impact on Fareham’s overall strategy for delivery of its housing needs in the plan period.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Use ONS 2018-based household projections, giving 5,232 dpa. With a buffer of 10% this gives a requirement of 5,755 dpa.

Remove the requirement to take 900 dwellings from Portsmouth CC.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

Use of up-to-date data is in accordance with Para 31 of the NPPF.

B4c Your suggested revised wording of any policy or text:

Use 5,232 dpa as the annual housing need with a 10% buffer to give a requirement of **5,755 dpa**.

Simply remove the requirement to take housing from Portsmouth CC.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a recognised authoritative voice on Hampshire's housing numbers, the standard methodology and has been involved in this aspect of Fareham's Local Plans since the time of the South-East Plan in 2005, and the formation of PfSH (Partnership for South Hampshire).

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers and would like to appear at the hearing sessions to SUPPORT the use of the most up-to-date household projections.

## POLICY HA1: North and South of Greenaway Lane, Warsash

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Housing Allocation Policy: HA1 North and South of Greenaway Lane, Warsash**

B1c Which part of the Policies Map?

**Figure 4.1**

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above



CPRE Hampshire has significant concerns about the piecemeal development already seen, and proposed, in the Warsash area. Population growth in the 10 years 2009-2019 has reached 9% in Warsash and the western wards, while Fareham itself has only grown by 4%. As Warsash has no access to the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.1, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA1 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Para 127 of the NPPF states “Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.” It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities.

It is clear that the settlement policy boundaries have been moved to accommodate the applications pending for Warsash. This is not consistent with a plan-led approach but is simply reactive to a developer-led situation, and takes no account of the area’s defining features.

Para 22 of the new NPPF may require proposals for Warsash to be looked at over a 30 year period.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

More analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA1 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA1 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire, the countryside charity, has worked for some years with local campaign group Save Warsash and the Western Wards, and a number of our members will be affected by the proposals for such a large allocation of housing to one small settlement. We would like to take part in the hearing sessions to represent their concerns for initial choice of an unsustainable site, loss of countryside and open space in Warsash, and poor design due to lack of a masterplan.

**POLICY HA55: Land South of Longfield Avenue**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input checked="" type="checkbox"/>	A new housing allocation site	Go to B1d
<input checked="" type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Housing Allocation Policy: HA55 Land South of Longfield Avenue

B1c Which part of the Policies Map?

Figure 4.4

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about incursion of this proposed site into the Strategic Gap. It will significantly diminish the form and function of the Gap, and lead to an increasing perception of urbanisation in one of the few remaining open spaces between Gosport and Fareham. It is likely to have detrimental impacts upon the ecological network. We note that it has been moved from a green network opportunity to a non-statutory status in the Revised Version of Appendix C, Local Ecological Network Map.

The housing numbers include 900 homes from Portsmouth which CPRE Hampshire believes should be removed from Fareham's housing target. Were this to be done, it would weaken the justification for Fareham BC to allocate such a large site in the Gap. The need to allocate HA55 would be entirely unnecessary should the 2018-based household projections be used to calculate housing targets.

As the site is located some distance from the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.4, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA55 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Para 127 of the NPPF states "Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics." It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities, who have long opposed incursion into the Strategic Gap.

Para 22 of the new NPPF may require proposals for Longfield Road to be looked at over a 30-year period.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Remove HA55 from the list of allocations and remove the 900 houses which Fareham has agreed to take from Portsmouth.

In any event, more analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA55 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA55 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire believes that site HA55 represents an unnecessary incursion into the Strategic Gap and we would like to appear at the Hearings to further explain our case.

## **POLICY HP4: Five-year housing land supply**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 5.22 to 5.28**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy HP4: Five-year housing land supply**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The previous December 2020 version of **Policy HP4** stated “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, may be permitted where they meet all of the following criteria.....” The problem with this policy is that inadvertently it encourages the first choice of sites to be “outside the Urban Area”. CPRE Hampshire is sure that this is not what Fareham BC intends, and in any event it would not be in accordance with the councils own aspirations for a brownfield first approach, nor in accordance with the new NPPF Para 119, and is therefore unsound. NPPF July 2021 states “Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

CPRE Hampshire suggests that to be in accordance with this aspiration, a sequential approach should be used, even in the event of a lack of a five-year housing land supply.

Our concerns regarding **Policy HP4** have been made much more critical as the word 'may' has been replaced with 'will' in the Revised Submission Version, so all such sites will essentially benefit from permission in principle, with no opportunity for Fareham BC to make any decisions based on sustainability.

The problem is exacerbated by the linkage of **Policy HP4** with **Policy DS1**, particularly **DS1 Criterion (e)** as discussed in CPRE Hampshire's submission in December 2020.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

**Policy HP4** should be rewritten to include a sequential approach, which "makes as much use as possible of suitable brownfield sites and underutilised land" as per Para 137 (a) of the NPPF.

The linkage of **Policy DS1 (e)** and **Policy HP4** should be removed.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers, and the five-year housing land supply, and would like to appear at the hearing sessions to discuss its impact on the Fareham Revised Submission Local Plan 2037.

## **POLICY E1: Employment Land Provision**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 6.8 to 6.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy E1: Employment Land Provision**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The Revised Submission Plan has major changes to the Employment Provision section, referring to the Stantec Report of March 2021. Para 6.10 refers to the PPG for assessing floorspace needs, based on a labour demand model and past take-up. But it then goes on to say in Para 6.10.1 that past-take up would imply a negative need for office space and therefore this was not used in practice. However, this is perverse as not only were past take-up rates falling, but we now have the Class E permitted development rights and likely post-Covid changes in employment patterns, with more people working from home and having virtual meetings. It is to be expected that the lower requirement suggested by past take-up rates is likely to be accelerated rather than an under-estimate. To just say that the requirement within the Revised Local Plan is aspirational takes no account of current circumstances. This is then exacerbated by adding a so-called underdelivery over past years, despite falling take-up rates.



Para 6.20 states “The policies in this Local Plan secure an overprovision of approximately 121,000 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 choice in supply both in terms of time and type of employment space as set out in the NPPF and PPG.”

CPRE Hampshire suggests that not only was the Stantec assessment likely to be an overestimate of needs, but that to then allocate an over provision of 121,000 sq.m. is entirely unnecessary. Any cursory look at employment sites around South Hampshire shows large sites available for rent, and these should be used in advance of any new provision. This can be demonstrated by looking at websites such as Rightmove (<https://www.rightmove.co.uk/commercial-property-to-let/Fareham.html>) or Property Link (<https://propertylink.estatesgazette.com/commercial-property-for-rent/fareham>).

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Remove the over-provision of employment land.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire would like to appear at the hearing sessions to clarify why we do not believe that the proposed excessive over-provision of employment land is necessary.

## STRATEGIC POLICY CC1: Climate Change

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 8.1 to 8.10, 8.60**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy CC1: Climate change**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire generally SUPPORTS the approach taken by Fareham BC to Climate Change. But we believe that **Policy CC1, Criterion (a)** does not go far enough to encourage/enforce a truly sustainable pattern of development and is unlikely to lead to a meaningful reduction of emissions from private car use. The Revised Submission Version simply adds a comment in Criterion (e) about Building Regulations, but this is merely tinkering around the edges of what could and should be achieved.

Section 19(1A) of the Planning and Compulsory Purchase Act 2004 requires that a local authority's development plan documents must: (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

The new NPPF Para 152 further includes the requirement that “the planning system should support the transition to a low carbon future in a changing climate”, should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” and Footnote 53 “in line with the objectives and provisions of the Climate Change Act 2008.”

CPRE Hampshire believes that one of the most fundamental ways of combating the likelihood of adverse climate change, is to plan development where it can use better public transport and be less reliant on the car. The aspirations in **Policy CC1** are more about how development can respond to climate change, and rather less about how spatial planning of future development can help prevent it. We consider that this is a missed opportunity. According to Camilla Ween, Harvard Loeb Fellow, speaking on behalf of Transport for New Homes “Transport is responsible for about 26% of greenhouse gas emissions, much arising from personal car journeys. Our society will not be able to achieve the UN goals if we do not change the way we travel; that means we need to create new communities that are NOT car dependent. That means careful consideration of where new development is located, as well as how we design new communities, for example, places that are well connected with high quality public realm and movement infrastructure that encourage people to want to move to a car-free lifestyle.” It must be a fundamental tenet of the Fareham Local Plan that NO development should be permitted that relies on the car as its main means of access.

Nothing less than a drastic change to spatial strategy and a move away from South Hampshire’s historic pattern of sprawling suburbs will enable any meaningful contribution to the fight against adverse climate change. We owe it to future generations to do our utmost to shift patterns of behaviour that have become entrenched with the use of the private car. Even electric cars will not solve many of these issues as they still leave residues from tyres and fluids and are unsustainable in terms of battery manufacture.

We are aware that Client Earth wrote to the council in September 2019 to remind them of the legal obligations to address climate change and this objective clearly is in line with that requirement. We look forward to seeing the details of how the council will address climate change in the plan. In particular we would like to see clarity on detailed objectives and recognition of the need to measure progress against the objectives. Hampshire County Council have set out a very detailed plan with objectives on climate change and this may help Fareham BC when they are drawing up their own detailed plans. Ensuring new development is sustainable in terms of location and design will be central to achieving carbon neutrality. This is addressed above and below.

All policies, plans and decisions need to be measured against the objectives of the Climate Change Act 2008. The RTPI have studied this in their January 2021 report ‘NET ZERO TRANSPORT - The role of spatial planning and place-based solutions’. They say: “The planning system should also prioritise urban renewal that enables growth while achieving a substantial reduction in travel demand”.

It might also help to see the outcome of a study carried out by Cool Climate at the University of Berkeley to demonstrate the most substantive action local authorities can take to minimise greenhouse gases, Graph CC\_1. Although it used US cities for the study, the principles would apply just as much to Fareham, and showed the single most effective measure is to increase urban infill in preference to car-based development.

**Policy CC1** is therefore not legally complaint unless the large part of Fareham’s spatial strategy is geared to development around mass public transport hubs and avoiding sites which are car-dependant. It is clear that sites such as Policy HA1 would fail to meet this condition.

CPRE Hampshire recommends the checklist provided by Transport for New Homes, which sets out an objective approach to planning new housing areas without dependence on cars:

<https://www.transportfornewhomes.org.uk/wp-content/uploads/2019/10/checklist.pdf>

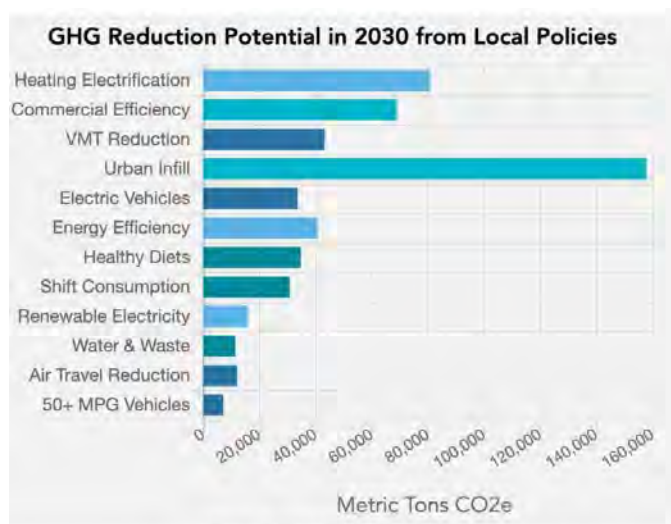


Figure 10: Cool Climate Network, 2018

Graph CC\_1

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy CC1, Criterion (a)** to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in accordance with Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF Para 152 in terms of shaping places that contribute to radical reductions in greenhouse emissions.

B4c Your suggested revised wording of any policy or text:

**Policy CC1 (a)** A development strategy that minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a more ambitious spatial strategy for planning housing in Fareham borough, such that it is located and designed appropriately around public transport hubs to minimise emissions and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy CC1** in this regard.

## **POLICY NE2: Biodiversity net gain**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 9.28 to 9.44**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy NE2: Biodiversity net gain**

B1c Which part of the Policies Map?

**The Local Ecological Network map in Appendix C**

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**YES**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The approach taken by Fareham BC is sound, and CPRE Hampshire SUPPORTS the requirement for biodiversity net gain as per the forthcoming Environment Act. However, we have significant concerns about the revised text in Para 9.32 about Fareham's ability to assess habitat condition and type, and to enforce any failure to achieve promised improvements. We refer you to the paper by Sophus Zu Ermgassen - ***Exploring the ecological outcomes of mandatory biodiversity net gain using evidence from early-adopter jurisdictions in England***, June 2021

<https://conbio.onlinelibrary.wiley.com/doi/full/10.1111/conl.12820#>

And the Revised Plan needs to be updated in Para 9.35 and Footnote 85 to reflect the updated Defra Biodiversity Metric 3.0 which has recently been released.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning development, such that it is located and designed appropriately to see a net gain in biodiversity of the area and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy NE2** in this regard.

## **POLICY TIN1: Sustainable transport**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 10.1 to 10.11, 10.13**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy TIN1: Sustainable transport**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire SUPPORTS the approach taken by Fareham BC and consider **Policy TIN1** to be a good starting point. CPRE Hampshire recognises that Fareham BC aspire to have 'good growth' with existing and proposed transport corridors influencing choice of development, however we feel **Policy TIN1** does not go far enough. The Council should feel empowered to reject development which is not already located around, or can provide, public mass transit hubs, in particular the rail network. The policy as it stands does not give Fareham BC a sufficiently robust mechanism for achieving this. It is therefore unlikely to comply with the aspirations to meet climate change objectives as set out in **Policy CC1** or for air quality in **Policy NE8**.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy TIN1**, with an additional Criterion to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

CPRE Hampshire does not believe that the additional words added in the Revised Version in Para 10.13 are sufficiently robust to have any appreciable impact on reducing emissions, and do not give Fareham BC the powers to reject development with unsuitable transport provision.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The policy would then comply with climate change and air quality objectives, and with **Policy CC1**.

B4c Your suggested revised wording of any policy or text:

**Policy TIN1** Development will be permitted

**(d)** minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning housing, such that it is located and designed appropriately around public transport hubs to minimise emissions and impacts on climate change. We would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy TIN1** in this regard.



**POLICY D1: High quality design and place making**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Paragraphs 11.1 to 11.36

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

POLICY D1: High quality design and place making

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire welcomes the approach taken by Fareham BC towards high quality design in **Policy D1** but would like to see the inclusion of the words countryside and landscape into **Criterion (i)**. The omission of these words makes it inconsistent with **Strategic Policies DS1 and DS3** and therefore unsound.

The design quality of future developments starts with overall masterplanning and landscape context as well as specific building details. Fareham has seen a proliferation of poorly designed car dependant nondescript developments over recent years, and it is critical that major improvements are made for the future.

The Submission plan will need to be updated to take account of the National Model Design Codes and Para 132 of the NPPF which states that development that is not well designed should be refused permission, especially where it fails to reflect local design policies and government guidance on design.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Include the words countryside and landscape into **Criterion (i)**.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

This would then be in accordance with **Strategic Policies DS1 and DS3**. And would concur with the new NPPF Para 132.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

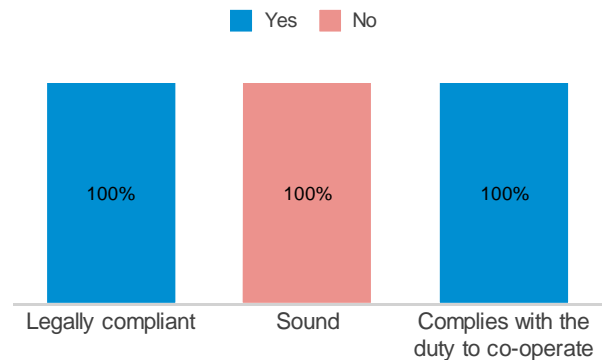
Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire has many members in Fareham who are keenly interested in the design of future developments and would like to see major improvements over previous failures in design quality, which has historically resulted in large sprawling estates of car-dependant nondescript housing.



	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	1	1	1
<b>Yes</b>	1 100%	0 0%	1 100%
<b>No</b>	0 0%	1 100%	0 0%



**Respondent: Ms Lesley Goddard (307-351613)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

Too few asks to protect our future

**What modification(s) is necessary to make the Revised Pub...**

We have a duty of care to our descendants to leave them a world which is liveable. Building over green space, allowing developers to decide whether they use climate friendly building materials, heating systems etc or not, will not leave them a world which is safe nor comfortable to live in. This is FBC first chance since since bringing in its climate change plan to do something to reduce climate problems, instead you do nothing with respect to this throughout the plan.

**How would the modification(s) you propose make the Revise...**

Expect development to be far closer to carbon neutral and set aside sufficient land for rewilding - trees and bogs do so much more than grass for reducing climate change gases.

**Your suggested revised wording of any policy or text:**

Strategic gap will only ever be used for climate mitigation and never for building with a net carbon cost

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

You need to need from people who don't want to just "fiddle while Rome burns"



Hampshire  
County Council

*Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

Enquiries to Neil Massie

My reference FBCLPReg19

Direct Line

Your reference Reg19Consultation

Date 29 July 2021

Email

Sent by email to: [PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)

**For the attention of Gayle Wootton**

Dear Sir,

Thank you for consulting the County Council on the Revised Publication Local Plan (Regulation 19 consultation). This response is provided in the County Council's capacity as the local highway authority, local education authority, lead local flood authority and the minerals and waste planning authority.

### **Local Highway Authority**

The County Council is the local highway authority (LHA) for all roads in Hampshire, except for motorways and trunk roads, and this response is concerned with the potential highway and transportation impacts of the land use proposals set out by the Borough Council on the local road network. The County Council's primary concern as local highway authority is the efficient use, management and maintenance of the local highway network. Ensuring that all new development mitigates its impact on the Hampshire network is the function of the local highway authority.

The LHA submitted comments in December 2017 and February 2020 in response to the Draft Local Plan Regulation 18 consultations, and more recently in December 2020 in response to the Regulation 19 consultation. These comments remain valid and should be considered in conjunction with this response.

**Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI**

The LHA's comments in response to the changes proposed in the Revised Publication Local Plan (June 2021) are set out below.

## **Transport Assessment**

The strategic transport assessment (TA) evidence base for this consultation is the September 2020 version submitted as part of the evidence base for the Publication Plan consultation in November 2020. Before the publication of the TA there were several changes to the growth scenarios which have resulted in alterations to the number and location of the development sites. These changes are reflected in the previous consultations on the draft local plan.

The SRTM Modelling report (May 2020) and TA use the growth scenario and housing number of 12,169 dwellings which includes the two proposed Strategic Growth Areas (SGAs). This housing number with the SGA proposals represents the growth scenario with the highest housing number and was not proposed in any of the versions of the draft local plan. The growth scenario in the Publication Plan (2020) represents the lowest housing number of 8,389 dwellings. Whereas the growth scenario in this Revised Publication Plan (2021) is 10,594 dwellings.

The SRTM modelling report (May 2020) sets out the Baseline, the Do Minimum (with local plan development) scenario and the Do Something (with mitigation) model runs. As the proposed Strategic Growth Areas were included in the Do Minimum scenario the strategic modelling used a higher housing number than is currently proposed in the June 2021 Revised Publication Plan. A Technical Note (2021) in support of the Revised Publication Plan was produced to provide a high-level assessment of the potential differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. The report concludes in paragraph 4.1.2 that *'Given the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation.'* The report also concedes that *'There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this.'*

The LHA would have preferred to see the results of an additional strategic model run which more accurately assessed the differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. In the absence of such evidence the LHA is unable to form an "evidence led" view of the likely impact of the development scenario presented in the Revised Publication Plan.

The LHA notes that the Revised Publication Local Plan reduces the overall amount of housing development compared to the development scenario in the TA. The reduction is principally as a result of the removal of the formerly proposed SGAs although the level of reduction is offset by new site allocations (e.g. west of Down End and south of Longfield Avenue) and by increases in proposed allocations at a number of other sites

(e.g. Fareham town centre). This means the revised development proposals represent a different development scenario to that tested under the TA. The LHA note that there is no updated evidence to show the impact on the highway network of the development scenario presented in the Revised Publication Local Plan. The consequence of this is that localised impacts of development subject to the plan revisions have not been fully tested. Whilst the LHA do not contend that this makes the plan invalid or undeliverable it will mean there is a risk that some transport issues and the need for additional mitigation will be identified in latter stages of the plan making process and through site specific transport assessments.

## **Development strategy**

The LHA acknowledges that the Revised Publication Local Plan proposes a higher housing need than in the previous draft Publication Plan. This higher housing need is in response to a higher level of housing growth proposed by Government in December 2020. The consequence of a higher housing need is a change to the development strategy with the inclusion of new housing sites and increases in proposed allocations at several other sites.

### South of Fareham Strategic Growth Area

The LHA previously submitted an objection (Regulation 18 consultation in Feb 2020) to the principle of the designation of a South Fareham SGA and the possible detrimental impact on Stubbington bypass resulting from development in the SGA. The Revised Publication Plan proposes a new development strategy which replaces the South of Fareham SGA with two new allocations (HA54 and HA55). The two allocations (HA54 and HA55) are proposed as extensions to the urban area with no direct access on to Stubbington bypass.

The LHA supports the removal of the SGA which straddled Stubbington Bypass and supports new policy HA55e for Land South of Longfield Avenue which states the site should have 'no direct access onto the Stubbington bypass'. This allocation focuses development with access to the north towards Fareham and existing transport and community facilities which will reduce the potential impact on the local highway network around Stubbington. For these reasons the LHA removes the previous objection to the SGA and is content with the change in the development strategy and new policy wording.

However, through the next stages of the plan making process and site-specific transport assessments the LHA will need to be reassured that the edge of town allocations HA54 and HA55 will not impact the local highway network including Stubbington Bypass and that any impact on the network can be adequately mitigated. In this way the LHA will be able to make an informed and evidence-led decision on the scale of impact on Stubbington Bypass.

## Edge of town sites replacing Strategic Growth Areas

The LHA acknowledges that the SGAs (totalling 2,150 houses) have been replaced with 3 new housing site allocations on the edge of the built-up areas (totalling 1,980 houses). In the case of the North of Fareham SGA this has in effect been replaced with a new allocation HA56 Downend Road West which together with the existing HA4 Downend Road East allocation (of 350 houses) totals 900 houses. The South of Fareham SGA has been replaced with new allocations HA55 South of Longfield Avenue on the southern edge of Fareham and HA54 East of Crofton Cemetery on the northern edge of Stubbington which together total 1,430 houses.

This development strategy assumes that the new allocations on the edge of town will have easy access to existing facilities with the opportunity to use sustainable and active travel modes. To achieve this aspiration requires a master-planning approach to the individual sites which considers the location of existing facilities and the integration of existing non-car infrastructure (e.g. bus/cycle/pedestrian routes) with the new on-site infrastructure in order to improve accessibility for all and provide travel choice without the need to use the car. This is the opportunity to provide good quality cycle infrastructure which encourages cycling for the short trips which would otherwise be made by car.

Site-specific TAs will be required at the planning application stage to fully assess the impact of the edge of town development sites and to apply the sequential approach to assessing the mitigation measures required starting with active travel and public transport options before considering highway capacity options as set out in amended policy TIN2 Highway Safety and road network.

## **Development allocations**

### **HA54 Land east of Crofton cemetery**

This is a new housing site allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas. The HA54 policy text is vague and does not mention the requirement for cycle and walking connections to the site.

The LHA recommend that new policy text is added to specifically refer to the requirement: for walking and cycling routes from the site to existing local shops, Fareham and Stubbington village.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **HA55 Land south of Longfield avenue**

This is a new housing allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The HA55f text for walking and cycling provision in policy is unclear and muddled and does not refer to the cycle routes. The LHA recommend that new policy text is added to specifically refer to: the provision of cycle routes from the site to key destinations including the existing local shops, Fareham railway station and Stubbington village.

The LHA recommends that HA55j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport and ensure the site can be accessed by non-car modes.

## **HA56 Land west of Downend**

This is a new housing site allocation which previously formed part of the North Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The LHA recommends that HA56j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 transport corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **Policy TIN1 sustainable transport**

The LHA supports the amendments to this policy. In addition, the LHA recommend that the supporting text should add that: new cycle routes within and off-site should comply with the latest DfT cycle design guidance LTN 1/20 and should include improvements to existing cycle routes where the existing provision is substandard.

## **TIN2 Highway Safety and road network**

The LHA supports the policy amendment and supporting text to reflect the sequential approach to assessing the mitigation measures required for a development site.



This sequential approach should also be applied to the highway mitigation schemes identified in the TA and listed in paragraph 10.15. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the Government's new policy agenda on decarbonising transport and the County Council's emerging Local Transport Plan 4.

The LHA supports the amendment to paragraph 10.16 which recognises that the Parkway/Leafy Lane junction identified in the Strategic Transport Assessment does not warrant a mitigation scheme for increased junction capacity but a scheme more in line with its traffic management role in a residential area.

### **Bus Rapid Transit - Policy TIN3 Safeguarded Routes**

The LHA supports the new supporting text in paragraph 10.24 which now refers to the future extensions of the SEHRT.

### **Climate and Air quality**

In view of the newly released government Transport decarbonisation plan (14 July 2021) and the emerging Hampshire Local Transport Plan 4 the LHA wishes to be reassured that Fareham Borough Council is satisfied that the Revised Publication Plan goes far enough in supporting the Government and County Council's policies on climate change that have been announced during the local plan preparation process.

This is in respect of Hampshire County Council's adopted climate change strategy (July 2020) and targets to be carbon neutral by 2050 and resilient to a two degree rise in temperature. For Hampshire to meet these targets, which are in line with Government legal requirements, land-use planning and transport policies at the local district level need to play a strong role and are likely to be most effective at the plan making stage.

The Revised Publication Plan identifies road transport emissions as the main source of air pollution therefore given the connection between road transport, local plan allocations, air quality and health, the LHA recommend that there needs to be cross-referencing on air quality within the Climate, Natural Environment and Transport chapters to reinforce the message.

### **Lead Local Flood Authority**

The County Council is pleased to note the inclusion of Strategic Policy number 11 which explains how the Fareham Borough Council plans to respond to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion. The County Council also notes that policies CC1 and CC2 which set out the use of Strategic Flood Risk Assessments, sequential testing, the use of green/blue infrastructure and Sustainable Drainage Systems. Additionally, the County Council notes that Flood Risk Maps have been consulted for each of the sites in the plan.

However, the Local Plan does not mention whether Hampshire County Council's Local Flood and Water Management Strategy has been consulted, and it would obviously be beneficial for the borough council to be aware of the Hampshire wide strategy for flood risk. The County Council would recommend that that the strategy be referenced in the local plan, with the suggested wording set out as follows: 'This policy has been written in line with the principles of the [Lead Local Flood Authority for Hampshire's Local Flood and Water Management Strategy](#).

### **Minerals and Waste Planning Authority**

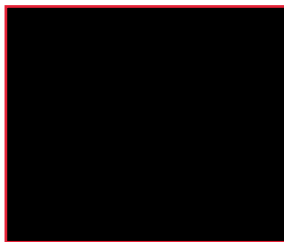
The County Council is pleased to note the requirement for a Mineral Assessment as part of a development and employment site allocation has been included in the local plan. However, the County Council provides the following minor technical comment on the latest version of the Local Plan.

In relation to Policy E3: Swordfish Business Park, it has been identified that this particular site does not lie within Hampshire County Council's Minerals Consultation Area, and so neither a Mineral Assessment nor Mineral extraction need to be considered for development in this area, as noted under section m) of this policy.

The County Council however reaffirms that the other allocated employment site also on the Daedalus site, Policy E2: Faraday Business Park, is within Hampshire County Council's Minerals Consultation Area and so should keep its wording surrounding Mineral extraction, which has been added under section m) of this allocation.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact Neil Massie on 0370 779 2113 who provides the coordinating role for the County Council on Local Plan responses.

Yours faithfully,



Stuart Jarvis  
Director of Economy, Transport and Environment

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition. 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes these policies. It is unclear how any development could be contemplated in the Fareham Borough without need on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with that to protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having a policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was H/ Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift to... Finally and critically sites identified as suitable for development but have not yet obtained planning permission HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 p consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in t that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. I 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards cont There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design F development within and adjacent to existing settlements and as part of area wide development strategies and are sustainable, appropriately planned and designed".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and of

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's c  
Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwat  
The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests c  
guidance in Fareham Today which includes the additional areas of" Legal Compliance" and "Duty to Cooperate"  
the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission  
HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community  
it is unsound.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.



## Further comments on the Fareham Local Plan

### which I have been unable to include in your too strict formatted comments form

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives.

Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as

well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

**Fareham Local Plan:  
Revised Publication Plan Consultation (July 2021)**

**Representations by Persimmon Homes (South Coast)**

**July 2021**

## **1. INTRODUCTION**

1. Persimmon Homes (South Coast) (PHSC) welcomes the opportunity to comment on the Revised Fareham Draft Local Plan 2036 (Regulation 19: Publication draft) (RLP).
2. Persimmon Homes commented on an earlier Regulation 19 Publication draft of the Fareham Plan in March 2019. A copy of these comments are attached to these representations (see **Appendix 1**) and should be read alongside this Statement.
3. For brevity, given our response to the previous Regulation 19 Plan, we have sought to limit our comments to those elements of the draft Plan that are new. However, in the case of Policies H1, HP4 we have updated our previous comments so the content of these representations should be viewed as superseding those made previously. With regards to Policies DS2, CC1, NE2 and NE5, PHSC's comments made on the previous Regulation 19 plan still stand, but additional commentary on these policies is also provided in these representations.
4. The structure of these representation is as follows: Section 2 discusses the legal requirements of the RLP, and Section 3 sets out PHSC's response to the soundness of the Plan with reference to the tests set out in the NPPF. Persimmon has a number of sites within Fareham Borough that it is promoting for residential development. These including Land east of Crofton Cemetery and west of Peak Lane (formerly referred to by the Council as Oakcroft Lane, Stubbington), which is now proposed for allocation. This site is discussed under Section 3 of these representations. Persimmon Homes is also promoting five other 'omission sites', which are discussed in detail under Section 4 of these representations (and under Section 4 of our previous representations). PHSC's omission sites are listed below for ease of reference:
  - Land East of Burnt House Lane, Stubbington
  - Land West of Peak Lane, Stubbington
  - Land North of Titchfield Road, Stubbington
  - Land South of Titchfield Road, Stubbington
  - Land West of Cuckoo Lane, Stubbington

## **2. REVISED LOCAL PLAN LEGAL REQUIREMENTS**

### **DUTY TO COOPERATE**

5. Section 33A of the Planning & Compulsory Purchase Act 2004 (as amended) requires local planning authorities (LPAs) to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters, including housing. The DtC legislation sets out the process for such engagement, but does not require that agreement is reached between parties on DtC issues. As such, based on the Council's Statement of compliance with the Duty to Co-operate (September 2020) it is considered that the legal requirement of the DtC has been met.
6. However, as detailed later in the Housing Need and Supply Section of these representations, the requirement to plan for sufficient housing, including the unmet housing needs of neighbouring authorities is also a soundness issue in respect of ensuring that local plan has been positively prepared (i.e. NPPF soundness test a)).

### **SUSTAINABILITY APPRAISAL (SA)**

7. The Council has commissioned a focused update of the emerging Local Plan's SA that takes into account the changes made to the Plan since the previous Regulation 19 draft Local Plan consultation in 2020. Given the changes to the RLP, this is considered necessary from a legal perspective, so the SA update is welcomed by Persimmon.

### **CLIMATE CHANGE**

8. Planning for climate change is a legal requirement under the Climate Change Act 2008 (see also Paragraph 153 of the NPPF). The issues associated with Climate Change are many, but it is PHSC's view that the RLP has provided policies that will address such issues (although in some instances we have recommended changes to policy wording). The Plan also includes a specific policy on climate change (Strategic Policy CC1). As such, in PHSC's view, the Council has discharged its legal duties for Plan-making with regards to climate change.

### **HABITATS REGULATION ASSESSMENT (HRA)**

9. The Council has commissioned a focused update of the emerging Local Plan HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. Given the changes to the RLP, this is considered necessary from a legal perspective, so the HRA update is welcomed.
10. With regards to PHSC's land interests in the Borough, the Council has resolved to allocate the site: Land east of Crofton Cemetery and west of Peak Lane (Policy H54) for housing development. The conclusion of the HRA in respect of this site is set out in detail under the detailed policy commentary on the H54 Policy.

### **3: SOUNDNESS ASSESSMENT OF REVISED LOCAL PLAN POLICIES**

#### **DEVELOPMENT STRATEGY**

##### **Strategic Policy DS2: Development in Strategic Gaps**

8. Whilst our comments made towards the previous Regulation 19 Plan in respect of the Fareham-Stubbington Gap and the Meon Strategic Gaps are still relevant, it is pleasing to see that the Council is again considering some growth in the Fareham-Stubbington Gap area (see Policies H45 and H55), despite it no longer progressing the Strategic Growth Area (SGA) concept first mooted in the March 2020 Regulation 18 Fareham Draft Local Plan 2036 Supplement<sup>1</sup>.
9. However, as set out below in Section 4 of these representations (and in PHSC's previous representations), the Persimmon is of the view that the Council has not gone far enough in terms of assessing whether further development could come forward within these extensive Gap areas, particularly in light of the significant housing needs for the Borough and the extensive unmet needs of neighbouring LPAs as discussed later in this Statement.

#### **HOUSING NEED AND SUPPLY**

##### **Strategic Policy H1 Housing Provision**

10. A key driver for the Council undertaking this additional Regulation 19 consultation is because it is now applying the correct Standardised Methodology Local Housing Need (LHN) figures (as opposed to the draft Standardised Methodology that was consulted on by Government in August 2020 but subsequently dropped). This change of approach is welcomed and indeed necessary if the Council's RLP is to be found sound at examination. By applying the correct Methodology, the Council's LHN has increased from 403 dpa (as per the previous Regulation 19 Plan) to 541 dpa. A consequence of this change is that the Council has needed to find additional supply sites to meet its housing needs.

##### RLP Plan Period

8. As set out in the Council's 2021 Local Development Scheme, an allowance of approximately nine months has been made for the examination of the RLP with adoption estimated for Autumn/Winter 2022. However, in PHSC's experience, and given the shortcoming of the Plan set out in these representations, it is considered likely that the Plan will not be adopted until year 2022/23. Should this be the case, it will be necessary for the Council to extend the Plan period by a further year so the requisite 15 years is covered as is required by national planning policy (NPPF Paragraph 22).

##### Sub-regional Unmet Housing Needs

9. As set out in Paragraph: 010 Reference ID: 2a-010-20201216 of the Planning Practice Guidance (PPG), LHN is the 'minimum starting point' for determining a Local Plan's housing requirement. Councils are required to consider other factors, for example unmet needs from neighbouring LPAs that may necessitate an uplift to LHN.

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<sup>1</sup> As confirmed in this draft Plan (Paragraph 3.8), the SGA concept was proposed as a means of meeting unmet need in the sub-region.



10. In the regard, it is noted that the RLP proposes to add 900 homes to LHN to arrive at housing requirement of 9,556 across the plan period 2021-37 (which is equivalent to an average of 597 dpa). This increase represents a c.10% increase on LHN. When this is considered against the significant housing shortfall across the Partnership for South Hampshire (PfSH) sub-region, it is clear that the Council's proposed uplift is woefully inadequate. Table 1 below provides an indication of the extent of unmet across the sub-region.

*Table 1: Comparison of housing need and supply and extent of sub-regional housing shortfall 2020 – 2036*

Local Authority	Annual Housing Need	Total housing need 2020 –	Supply = Commitments,	Shortfall/surplus
	using Standard Method (dpa)	2036	local plan allocations + windfall estimate	
East Hants (part)	112	1,792	1,169	-623
Eastleigh	694	11,104	8,335	-2,769
Fareham	514	8,224	6,550 <sup>26</sup>	-1,674
Gosport	344	5,504	2,919	-2,585
Havant	504	8,064	8,822	+758
New Forest	785	12,560	10,035	-2,525
Portsmouth	854	13,664	12,995	-669
Southampton	1,002	16,032	12,904	-3,128
Test Valley (part)	181	2,896	3,135	+239
Winchester (part)	235	3,760	5,986	+2,226
<b>Total</b>	<b>5,225</b>	<b>83,600</b>	<b>72,850</b>	<b>-10,750</b>

*Source: Report to the Partnership for South Hampshire Joint Committee, 30 September 2020: Statement of Common Ground – Revision and Update (Table 4: Comparison of housing need and supply 2020 – 2036)<sup>2</sup>*

11. As Table 1 demonstrates, as at September 2020, the shortfall in housing across the PfSH area equates to nearly 11,000 homes. However, since this assessment was undertaken, due to changes in the Standard Methodology (which include a 'city uplift'), the LHN figure Southampton has increased to 1,389 dpa (equivalent to an additional 315 dpa). This is a significant rise in LHN for Southampton Cit. In light of Table 1 above, without a commensurate and significant increase in supply in Southampton City (which is considered unlikely) the sub-regional shortfall is likely to have increased. The negative impact on housing delivery as a result of COVID-19 and challenges presented by nitrate neutrality issues in the Solent area is also likely to have further exacerbated the sub-regional shortfall.

<sup>2</sup> <https://www.push.gov.uk/wp-content/uploads/2020/09/Item-8-Statement-of-Common-Ground-Update-30.09.20.pdf>



12. The Council will be aware that Fareham Borough straddles both the Southampton (Western) Housing Market Area (HMA) and the Portsmouth (Eastern) HMA<sup>3</sup> and therefore has a vital role to play in terms of addressing housing needs of other LPAs given its relatively unconstrained nature, strong land availability and its strategic transport links to the major cities in the Solent sub-region.
13. Focussing on the Portsmouth HMA, which includes key settlements of Fareham, Stubbington and Portchester, it is noted that in the 2019 Regulation 19 Havant Borough Local Plan that Havant Council was previously intending to accommodate around 1,000 dwellings of the sub-regional unmet need. However, as shown in the current Submission draft Plan, which is currently the subject of examination<sup>4</sup>, Havant is no longer seeking to meet any of the sub-region's unmet needs. Turning to Gosport Borough, which is a highly constrained authority with limited land available to accommodate growth, it is understood this Council has not yet made a formal request to Fareham Council to take any of its unmet. However, this does not mean that unmet in Gosport does not exist. Anecdotally, it is understood that the unmet housing needs in Gosport Borough are likely to be in region of 2,000 dwellings. Given that only a relatively small part of East Hampshire and Winchester Districts fall within the Portsmouth HMA, the scope for these LPAs to accommodate growth in this part of the Solent sub-region is curtailed.
14. With regards to Portsmouth, where the issue of unmet need is most acute, it is noted that the City Council published a Regulation 18 draft of the Plan for consideration by its Cabinet members meeting on 27<sup>th</sup> July 2021<sup>5</sup>. As shown in Table 2 of the draft Plan, Portsmouth City Council (PCC) has identified a 1,000 home unmet need that is required to be accommodated elsewhere. However, if one delves deeper into the supply sites set out in the emerging Portsmouth Plan, it is clear that there are a number of strategic sites in Portsmouth that are unlikely to come forward within the Plan period (or at least unlikely to deliver at the anticipated rates set out in the Plan).
15. PHSC's concern with regards to Portsmouth supply is largely concerned with the development proposals for the City Centre area (4,605 dwellings) (see Portsmouth Plan Policy S1) due to viability issues, existing uses and multiple ownership (see Paragraphs 7.1.14 of the emerging Portsmouth Plan where some of these delivery issues are detailed). Persimmon's concerns are also levelled at key parts of the Tipner area (see Portsmouth Plan Policy S2), in particular the Tipner West site (also known as Lennox Point), which is proposed to deliver in excess of 3,500 new homes<sup>6</sup>. With regards to Tipner West, as shown at **Appendix 2**, the site is adjacent to national and international ecological designations including the Portsmouth Harbour Ramsar site, Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA).

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<sup>3</sup> This area includes Portsmouth City Council, Havant Borough Council, Gosport Borough Council and parts of Fareham, Winchester and East Hampshire.

<sup>4</sup> The Submission Havant Borough Plan can be viewed by following this link:

<https://cdn.havant.gov.uk/public/documents/CD01%20Submission%20Local%20Plan%20Format%20Update%20June%202021.pdf>

<sup>5</sup> The Regulation 18 Portsmouth Plan can be viewed by following this link

<https://democracy.portsmouth.gov.uk/documents/s31724/Draft%20Portsmouth%20Plan%20-%20Appendix%20A%20-%20Draft%20Reg%20A.pdf>. Tipner

<sup>6</sup> The Tipner West development proposals are detailed on the Council's dedicated webpage that can viewed by following this link: <https://lennoxpoint.com/>

However, to make the ecological impact of this site worse still, the Council is proposing land reclamation that will effectively 'eat' into these designations. The site should not therefore be classed as suitable for development. Viability of the current Tipner West proposals has also not been adequately assessed. Values in Portsmouth are challenging and when combined with the considerable build cost (for example, but not limited to, extensive under-croft parking) and costs associated with the land reclamation and land remediation, the site is unlikely to be viable. When these issues are considered in round the Tipner West site cannot, at this stage, be claimed to be developable. As such, the housing numbers from this site (and the City Centre sites) should not be counted towards PCCs housing requirements. It follows, therefore, that Portsmouth's housing requirement to be reduced accordingly, and this unmet need should then be accommodated elsewhere in the Portsmouth HMA area. In Persimmon's view, Fareham Borough is the most appropriate location for this unmet need to be addressed.

16. It is also noteworthy, as set out in minutes of the above PCC Cabinet meeting, that even the political leaders of Portsmouth Council are not convinced that the Tipner development should/will be brought forward. The Decision summary of the Cabinet meeting (partly reproduced in the bullet points below) in relation to Tipner is telling:

*6. Also believed the target cannot be met without significant impact on the protected habitats that surround Portsmouth. It would be wholly wrong for the Government to unaccountably require the Council to cause environmental harm by over-riding environmental protection legislation.*

*7. Asked therefore the Leader to write to the Government to establish whether the Secretary of State for Housing Communities and Local Government believes the housing target and the necessary associated development in the Tipner-Horsea Island area are of such overriding public interest as to justify the scale of development required and the impacts on the ecology of the Solent Waters.*

17. In light of the above, there is a real danger that the unmet needs in Portsmouth City are being significantly underestimated in the City Plan; potentially to tune of nearly 3,500+ additional homes should Tipner be deemed as undeliverable, and possible nearly 5,000 additional homes should the City Centre sites not come forward as planned. Given that the emerging Fareham Plan (and emerging Havant Plan for that matter) are proceeding in advance of the Portsmouth Plan<sup>7</sup>, it is important that a realistic understanding of unmet needs emanating from the City is established now so that Fareham Borough Council is able to make an appropriate contribution towards meeting such need through this current plan cycle. Should this not occur, and the Fareham Plan proceeds without due regard to the above, there is strong possibility that City's unmet need will be not be addressed due to the misalignment of the respective Local Plan production timetables for these LPAs.
18. To summarise on unmet housing needs relevant to the Fareham RLP; the Council's suggested contribution of 900 homes towards unmet supply is wholly inadequate in the context of

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<sup>7</sup> The Portsmouth LDS (July 2021) (Cabinet Draft) anticipates submission of the City Plan toward in Spring 2022 with adoption towards the end of 2022. A copy of the Portsmouth LDS can be viewed by following this link: <https://democracy.portsmouth.gov.uk/documents/s31717/Local%20Development%20Scheme%20update.pdf>

extensive sub-regional unmet needs across the PFSH area (at least 11,000 homes) and with regards to the Portsmouth HMA as summarised in Table 2 below.

*Table 2: PHSC Analysis of Unmet in the Portsmouth HMA*

	LPA confirmed unmet need	PHSC expected unmet need
Portsmouth City	1,000	3,500 – 8,105
Gosport Borough	TBC	2,000
Havant Borough	0	0
East Hampshire (part)	0	0
Winchester (part)	TBC	TBC
Total	1,000	5,500 – 10,105

19. Whilst the above situation is clearly challenging, it is PHSC's view that **the Fareham RLP can still be found sound with reference to NPPF soundness test a) subject to modifications including the inclusion of additional housing sites to meet sub-regional unmet housing needs.** As such, the above situation should not prevent the Council from submitting the RLP for examination, as it is considered that a pragmatic approach to the examination can be taken whereby omission sites are considered as part of the examination process. This approach has been taken in respect of the Havant Local Plan examination, where the Inspectors have struck an appropriate balance between the need to progress a Local Plan in a timely fashion whilst also recognising that there are deficiencies in terms of housing supply.

#### Further Uplifts to H1 Requirements

20. In addition to our concerns above regarding the Policy H1 Housing Requirement, Councils are advised through national planning policy / guidance to consider whether any adjustments should be made to the LHN figure to account for other factors (alongside DtC issues) such as economic growth and affordable housing provision (which appears to be absent from the RLP). With regards to affordable housing, the Council commissioned a Housing Needs Survey as part of its previous 2020 Regulation 18 consultation draft Plan in 2017. At the time, the Survey suggested that there is a net affordable housing need of 302 dpa, which equates to approximately  $\frac{3}{4}$  of the H1 housing requirement. Whilst the Standard Methodology accounts for affordability (or lack thereof in Fareham's Borough's case), actual affordable housing need indicates that a further uplift to Fareham's LHN may be necessary.

#### Stepped Housing Requirement

21. The H1 Policy Requirement is expressed in the RLP as a stepped housing requirement, which backloads housing delivery towards the latter part of the Plan period. This approach is at odds with the NPPF's objective to boost the supply of housing (see Paragraph 60) and therefore **the RLP is unsound in the context of soundness test b). To remedy this issue, Policy H1 should be expressed as an average requirement; it should not be stepped.**

*RLP Housing Supply: Windfall Allowance*

22. Policy H1 includes an estimated 1,224 windfall dwellings. The Council's Housing Windfall Projections Background Paper (June 2020) does not provide a detailed breakdown of which sites are being considered as windfall. The Council's figures cannot therefore be scrutinised. Until such time as the Council publishes this detail underpinning the windfall allowance, this element of the supply should not be counted towards the Council's housing requirement.

*RLP Housing Supply: Proposed Housing Allocations*

23. Allied to above, a further 3,358 homes are identified on Housing Allocation sites (i.e. sites prefixed with a HA reference in the RLP). However, a number of these sites are rolled forward allocations from the current adopted Local Plan - and in some cases (i.e. HA29 and HA30) are sites that formed part of the Western Wards growth area that was originally identified in the 1970's - but have failed to be delivered. As such, it is questionable whether the Council has properly assessed deliverability / developability of some of the proposed allocation sites comprising its supply. It is advisable therefore that the quantum of housing expected from some of the questionable supply sites should not be counted against the housing requirement in the Plan, and alternative sites (such as those set out in the Omission Sites section of PHSC's representations) should be identified to ensure the Council's housing requirements are met.

*RLP Housing Supply: Welborne*

24. In addition to the above, the deliverability issues associated with Welborne are well documented. The Oakcroft Lane appeal proposal (discussed in greater detail below under Policy H54 below) Statement of Case (May 2021) (SOC) (see **Appendix 3**) that has been prepared by Savills on behalf of Persimmon Homes provides a detailed analysis of the likely delivery timescales of the Welborne site (see SOC Paragraphs 7.18 to 7.45 in particular). Whilst this SOC focusses on the current five year supply period (i.e. 2021/22 to 2025/26), it confirms that first completions at Welborne are unlikely to occur until around year 2024/25 or 2025/26 (as opposed to first completions in 2022/23 as per the Council's trajectory). The consequence of a delay to the start of the site, would mean that the Council's Welborne trajectory would be 'pushed back' further in the Plan Period resulting in further units at being delivered outside of the plan period. This would have the effect of further reducing the Council's housing supply across the plan period. The further reduction in supply should be addressed through the identification of further omission sites to 'plug' this gap.

**Policy HP4 Five-Year Housing Land Supply**

25. With regards to the first Paragraph of this Policy, the Council's has suggested a change of wording that states that a development 'will be' permitted as opposed to 'may be' permitted. This amendment has created a positively worded policy and has removed any potential for ambiguity in its implementation by decision-makers. This is supported by PHSC.
26. With regards to criterion (b) the Policy states that a development should be '...integrated with the neighbouring settlement'. It is unclear whether this mean a physical link between the development and the adjoining settlement or whether that a development should be integrated in design terms. This needs to be clarified.

27. Criterion c) seeks to prevent development in a strategic gap that may significantly affect its integrity. As per our comments in respect of Policy DS2, this is a highly subjective policy criteria that will be challenging to interpret by decision-makers and applicants alike. It is also noted that Policy DS2 sets out different policy requirements with regards to the protection of Strategic Gaps (i.e. proposals should not affect the physical and visual separation of settlements). This has the potential to create an internal conflict within the Plan as it is unclear which policy requirements (either HP4 or DS2) would take precedent where the Council is unable to demonstrate adequate five year supply. It is suggested therefore that the wording for Criterion c) is deleted or replaced with a cross reference to Policy DS2 (including Persimmon's suggested amendments to Policy DS2).

## **HOUSING ALLOCATION POLICIES**

28. The following section address some of the key allocation sites identifies in the RLP.

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

29. This is new Policy in the RLP that identifies a 'Broad Location for Growth' within Fareham Town Centre that is expected to deliver 620 new homes within years 10-16 of the Plan period.
30. The BL1 Policy states that there are a number of sites that form part of the 'Broad Location', including the surface and multi-storey car parks, the police station and bus station offices, Fareham Shopping Centre, Fareham Library, Ferneham Hall and the Civic offices. However, the RLP does not ascribe a capacity to any of these sites, so it is not possible to confirm whether the overall capacity for the BL1 Policy is accurate. It is noted that sites proposed in the previous iteration of the emerging Plan (i.e. FTC1: Palmerstone Car Park and FTC2: Market Quay), which are both located in the BL1 area, were identified as having a combined capacity of 120 dwellings but have now been deleted from the Plan. These FTC sites were originally perceived by the Council as key regeneration sites so their deletion from the RLP casts considerable doubt over whether the other sites in the BL1 area are likely to come forward.
31. Furthermore, given that the RLP anticipates that development within this Broad Location will come forward towards the end of Plan Period (i.e. a developable housing site), in line with the NPPF Glossary, the Council should be satisfied that there is '*a reasonable prospect that [it] will be available and could be viably developed at the point envisaged*'. PHSC has not been able to find any such assessment in the Council's Plan or in the supporting evidence base (including the SHELAA). Indeed, the Policy wording for BL1 seems to indicate the opposite; that viability of re-development in the BL1 area will be very challenging and that many sites may not be available for development due to existing uses / multiple ownerships.
32. Whilst PHSC recognises that Local Plans should be ambitious, they should also be realistic and deliverable. As such, it is Persimmon view that the BL1 site should continue to be identified in the Plan (in order to allow the proposed Town Centre SPD to be brought forward and set the framework for the proposed regeneration proposal of BL1), but any supply for BL1 should be excluded from the RLP plan period supply. The position regarding the BL1 site can then be reassessed as part of the requisite Plan review that will need to take place in 5-years following adoption of the Plan.



#### **Policy HA54: Land east of Crofton Cemetery and west of Peak Lane**

33. Policy HA54 relates to a site located to the north of Stubbington that is controlled by Persimmon Homes.
34. The following section of these representations set out the planning background for the H54 site before providing commentary on the Policy wording and the relevant Local Plan evidence base.

#### H54 Planning Context / Background

35. By way of background, a planning application was submitted by PHSC in March 2019 on the H54 site for development proposals comprising 261 new homes and supporting uses (LPA Application Ref: P/19/0301/FP). This application was refused in August of the same year. The Decision Notice associated with this application is provided at **Appendix 4**.
36. In response to this refusal, PHSC made significant revisions to the 2019 scheme, and submitted a revised planning application in July 2020 for 206 new homes and associated development (LPA Application Ref: P/20/0522/FP). As demonstrated though the Case Officer's Reports to Planning Committee (see **Appendix 5 and 6**), following detailed and extensive technical work and negotiation between the Council and Persimmon Homes, the application was recommended for approval by officers. However, the scheme was subsequently refused by members at Planning Committee in February 2021 (see Decision Notice at **Appendix 7**). For brevity, the key Plans and technical evidence base supporting the 2020 application (and as considered most relevant to the H54 Policy) are listed below and are provided with these representations for ease of reference for the Council and the Inspector(s). However, Persimmon would urge the Council and the Inspector(s) to review the application / appeal proposals information in full<sup>8</sup>.
- Location Plan (**Appendix 8**)
  - Site Layout Plan (**Appendix 9**)
  - Building Heights Plan (**Appendix 10**)
  - Landscape and Visual Impact Assessment (**Appendix 11**)
  - Ecology Management Plan (**Appendix 12**)
  - Shadow Habitat Regulation Assessment (**Appendix 13**)
  - Flood Risk Assessment (**Appendix 14**)
  - Archaeological Written Scheme of Investigation (**Appendix 15**)
  - Archaeological Desk-Based Assessment (**Appendix 16**)
  - Arboricultural Method Statement (**Appendix 17**)
  - Travel Plan (**Appendix 18**)
37. In light of the above, it is Persimmon's strong and considered view that the H54 site is capable of delivering 206 new homes and that application should have been approved by the Council. PHSC has therefore lodged an appeal against this refusal (Appeal Ref:

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<sup>8</sup> A link to the application is as follows:

<http://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/20/0522/FP&uprn=10012131685>

APP/A1720/W/21/3275237). The appeal inquiry date is 19<sup>th</sup> October 2021. Based on the Council's LDS (June 2021), it is likely that the appeal will be decided part way through the RLP examination. It is suggested, therefore, that the Planning Status section of the H54 Policy should make reference to the live appeal.

38. Following the refusal of the revised the 2020 application, the Council published an updated version of its Regulation 19 Local Plan in June 2021 (which is the subject of these representations). The 2021 Regulation 19 Plan identified Persimmon's site as a housing allocation (Policy H54: Land east of Crofton Cemetery and west of Peak Lane) for 180 new homes. Without prejudice to the comments set out in these representations (and PHSC's appeal case), the Company has submitted a revised planning application for 180 dwellings, which aligns with the site capacity set out in the emerging H54 Policy. However, for the avoidance of doubt, PHSC remain firmly of the view that the site is capable of delivering a minimum of 206 new homes.

#### H54 Policy and Relevant Local Plan Evidence Base

##### *SHELAA*

39. Persimmon strongly supports the allocation of the H54 site in the emerging Local Plan, and welcomes the Council's acknowledgement that the principle of residential development at the site is acceptable.
40. The site was not included as a draft allocation in the 2020 Regulation 19 draft of the Plan but, as confirmed in the SHLEAA 2021, a re-assessment of the site (SHELAA Ref 1341) by the Council resulted in it being deemed 'suitable', 'available' and 'achievable' and therefore a 'developable' housing site (i.e. it can be brought forward in the post-five year period). Persimmon supports the SHLEAA's conclusion with regards to the site's 'suitability', 'availability' and 'achievability', and the Company confirms (as evidenced in the technical reports associated with the 2020 application) that there are no issues/constraints associated with the site that would prevent it from being brought forward for housing in the short term.
41. As touched upon above, however, Persimmon do not support the 2021 SHELAA conclusion that site is only capable of accommodating 180 new homes, and contend that the site is capable of delivering a minimum of 206 new homes. Paragraphs 4.9 to 4.11 of the SHELAA confirm that site capacities have been determined using a generic gross to net conversion (60% gross to net for sites above 2ha) before applying a density multiplier to the resulting net area (usually 30 dph, but lower densities are applied where surrounding existing development justifies a reduction). Given that the SHELAA identifies the site as having a gross area of 19.25, using the Council's gross to net conversion (i.e. net area of 11.55ha), the net density of the site would equate to only 15.6 dph. Notwithstanding the fact that the Case Officer and the Council's Urban Designer deemed 206 dwellings to be appropriate for the site, it is clear that the SHELAA capacity of 180 dwellings is very low. Furthermore, the net density applied by the Council bears little relationship to the character and prevailing density of the surrounding area; particularly that of the existing development immediately to the east of the site around Spartan Drive (**Appendix 19**) and Summerleigh Walk (**Appendix 20**) that have the strongest relationship with the H54 site (c. 24 dph and 29 dpa, respectively)<sup>9</sup>. Were these net densities

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<sup>9</sup> It is noted that the net density of the existing development located beyond the woodland area to the south of the site, around Mark's Tey Road (**Appendix 21**) is calculated at approximately 15.9 dph. However, the

applied to the Oakcroft Lane net area (as determined through the Council's SHELAA methodology) the resulting yield for the site would be between 277 and 334 dwellings.

42. PHSC would caution against such crude density-based assessments of site capacity for housing allocations, as development quantum is, in Persimmon's view, far better understood through site-specific constraint analysis / technical assessment and design work (as has been the case with the appeal proposals). It is also noted that the development to the south around Mark's Tey Road (which appears to have been the driver for 180 capacity at H54) does not include a varied mix of housing (comprising of only large detached dwellings) nor any affordable housing provision. To use the net density of this residential area as justification for a very low density development at the Oakcroft site is therefore unjustified and unreasonable. It is clear, based on the above, that the 280 homes capacity (as advocated by Persimmon Homes) sits comfortably within the lower end of the 24-29 dph density range cited above. In Persimmon's view, the Council's approach to assessing the site's capacity in the SHELAA is overly simplistic, does not take proper account of the site's context, and has not had regard to the detailed technical work undertaken and submitted by PHSC as part of the 2020 application / appeal proposals. Furthermore, by proposing the site for only 180 dwellings, the Council is not making an effective use of land in line with the requirements of the NPPF (see NPPF Paragraph 119, in particular).
43. Turning to the delivery timeframe of the H54 site, there appears to be some confusion in terminology used in the SHELAA 2021. Persimmon are of the view (and this appears to be confirmed in SHELAA 2021 commentary) that the site is 'deliverable' (i.e. it can be brought forward entirely within first five years of the Plan, based on adoption date set out in the LDS). An update to the Council's SHELAA 2021 to confirm the above is therefore required. It would also be beneficial for the Council to include a detailed trajectories for the individual sites that comprise its supply (including the H54 site) to allow proper scrutiny of the Council's assumptions (including for the five year period). To assist the Council, Persimmon has provided its anticipated delivery trajectory for the H54 site (based on a 208 site capacity). This is set out in Table 3 below.

*Table 3: PHSC H54 Delivery Trajectory*

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
0	28	50	50	50	30

44. It is clear, given our comments above (particularly those made in relation to housing requirements and supply), that the Land east of Crofton Cemetery and west of Peak Lane site forms a vital component of the Council's housing land supply both in terms of the five year supply and the Local Plan supply across the plan period more generally. As such, the Council should not be seeking to unnecessarily (and without adequate justification) limit the capacity of the H54 site to 180 homes. This is at odds with requirement in the NPPF to positively plan for development, including meeting the housing needs of the Borough and the extensive unmet needs of neighbouring LPAs. Furthermore, as demonstrated by the

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relationship between this residential area and the H54 site is poor due to the intervening vegetation and large residential property and grounds at 18 Lychgate Green.



Officer Report and the supporting technical work for the 2020 application this proposal, combined with the deficiencies in the approach taken in the SHELAA, the 180 dwelling capacity proposed in the draft Plan is not justified by evidence. **As currently drafted this element of the Policy may not be regarded not sound, but could be made sound through a modification that increases the site capacity to a minimum of 206 new homes<sup>10</sup>.**

45. Alongside the proposed allocation of the site, the Council is proposing that the southern part of the H54 site (south of Oakcroft Lane) is removed from the Strategic Gap designation. This proposed amendment to the gap boundary in this location is justified by the Technical Review of Areas of Special Landscape Quality and the Strategic Gaps (September 2021) evidence base (notably Paragraphs 8 and 12), and is therefore strongly supported by PHSC.

#### *Strategic Flood Risk Assessment*

46. It is noted that the Council has undertaken an update of the Strategic Flood Risk Assessment for Fareham (2021). The update report confirm that, from a flood risk perspective, *'Safe development is achievable by taking the sequential approach on [the H54] site'*. Persimmon concurs with this assessment, which corroborates the evidence prepared in respect of the application / appeal proposal. The report concludes that it is appropriate to allocate the site, but, as detailed in the section below, PHSC do not agree with the report's assertion that it is necessary for the H54 Policy to *'stipulate that areas at risk of flooding now and in the future must be avoided'* as this repeats policy provisions that are found elsewhere in the RLP.

#### *H54 Policy Criteria Analysis*

47. Turning to the policy criteria of H54, Persimmon Homes supports Criterion a) (subject to the capacity changes set out above) and Criterion b) that relates to the position of the primary highways access point.
48. With regards to Criterion f) (building heights), it is considered that the requirements of this element policy could be adequately address through the application of Policy D1: Design. It is also noted that the Council has not provided any evidence to support a restriction on building heights to two storey. Criterion f) is therefore unnecessary and unjustified and should be deleted. However, should the Council seek to retain Criterion f), the maximum building height should be two storey with accommodation in the roof (i.e. 2.5 storeys) as this was considered acceptable in design and landscape terms by officers as demonstrated through the 2020 application. Allowing for some two storey buildings within the accommodation roof-space is considered to be a more efficient and effective use of land that allows living space to be maximised without increasing the height of the buildings significantly; this approach is supported by NPPF<sup>11</sup>. Alternatively, as there is no statutory definition of storey height (and considerable variation between housing types), Criterion f) may be better expressed in terms of the maximum ridge height of buildings. As demonstrated through the 2020 application, in particularly the Landscape Visual Impact Appraisal work, no harm was demonstrated with regards to the proposed houses, which comprised a maximum ridge height of 9.6m. In Persimmon's view, therefore, a maximum

<sup>10</sup> For the avoidance of doubt, and for consistency with our comments set out above, the Local Plan's housing requirement and the allocation policy capacities should be expressed as a minimum number of homes.

<sup>11</sup> The approach is also in general conformity with the Government's drive to encourage upwards development on existing buildings through 'Airspace Development' (i.e. adding extra storeys to create extra square footage from the same footprint at ground level) and loft conversion permitted development rights.

ridge height of 10m may be a more appropriate restriction for the heights of buildings at the H54 site.

49. Turning to Criterion k) (Construction Environmental Management Plan to support a planning application), it is Persimmon's view that this requirement would be better set out in an updated Local List (or a separate policy in the draft Plan), as opposed to be referenced in individual site allocation policies. This is because the requirement for a Construction Environmental Management Plan may also be applicable to other (windfall) sites that are not identified in the Plan.
50. With regards to Criterion i), as set out in Table 4 below, it is Persimmon view that this policy provision is addressed through other Local Plan policies, national planning policy and legislation (notably the Community Infrastructure Regulations 2010 (as amended)). It is also considered that it is not necessary for the Criterion i) to specify what new provision and/or contributions should be sought from the development. This should be determined at the point an application is submitted and through negotiation with the LPA and relevant bodies, having regard to existing provision, demand created by new development and the Council's own Infrastructure Delivery Plan (which is a live document and may be subject to change, as confirmed in Paragraph 10.28 of the draft Local Plan).
51. The Council will be aware that, the NPPF requires Local Plans to be succinct (Paragraph 15) and to avoid unnecessary duplication of policies (Paragraph 16). It will also be aware that, when considering applications for development, the Local Plan should be read as a whole. In this context, with regards to the remaining criteria of the H54 (namely criteria c), d), e), g), h), i), j) and l)), in order for the Plan to be consistent with national policy (and therefore meets NPPF soundness test d)), the following criteria should be deleted from H54. For ease of reference, Table 4 below sets out the individual H54 criteria and the associated policies contained elsewhere in the Plan and/or National Policy and legislation that cover these particular issues.

*Table 4: H54 Policy Criteria Analysis*

<b>H54 Criterion</b>	<b>Relevant other Local Plan Policy / National Policy</b>
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.	<ul style="list-style-type: none"> <li>• LP Policy CC2</li> <li>• NPPF Section 14</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE3 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> </ul>
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 shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> <li>• Fareham Design SPD</li> </ul>

g) A network of linked footpaths within the site and to existing PROW shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and TIN2</li> <li>• NPPF Para 100</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE6, NE9 and D2</li> <li>• NPPF Para 174</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
l) Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3.	<ul style="list-style-type: none"> <li>• LP Policies TIN1, TIN4 and NE3.</li> <li>• NPPF Para 34</li> <li>• Community Infrastructure Levy Regulations</li> </ul>

52. It is noted that, alongside the H55: Longfield Avenue housing allocation policy working, the Council has produced a 'Land Use Framework Plan' to the support this proposal. The Framework Plan appears to identify the land to the north of Oakcroft Lane (that forms part of Persimmon's H54 site) as part of the Longfield Avenue proposal<sup>12</sup>. Persimmon has had no discussions with the Council (or the promotor of the H55 site) on this matter. It is therefore surprising and concerning that the Council has identified Persimmon controlled land on the Framework Plan when this does not relate to the H54 allocation. Should the Council and/or site promotor wish to use Persimmon's land to support the H55 allocation, it is imperative that this is formally discussed with PHSC. In the absence of such discussions it may not be possible to regard the H55 as a deliverable/developable housing allocation. If this land is not required to deliver the H55 allocation, to avoid any confusion for reader of the Plan, this land should not be shown as shaded green on the H55 Framework Plan.

#### HRA

53. The Council has commissioned a focused update of the emerging Local Plan's HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. This update considers the H54 proposed allocation and concludes that, in terms of the requirement Habitats Regulations, the site can be allocated. It should be noted that as part of the Oakcroft Land appeal proposal, PHSC submitted a site specific 'shadow' HRA. The

<sup>12</sup> Albeit that this land is shown to be located outside of the H55 red line boundary.

report prepared by ECOSA (and appended to these representations) concluded the following:

*'The screening stage of the shadow Habitats Regulation Assessment concluded that there would be a likely significant effect as a result of the proposals on European sites within the Zone of Influence of the proposals when considered both alone or in combination with other plans or projects. Therefore, an Appropriate Assessment was required in order to determine whether the proposals would have an effect on the integrity of these sites.'*

*'Following the incorporation of appropriate mitigation, including creation of a new Ecological Enhancement Area, financial contributions to the Solent Bird Aware strategy and implementation of pollution control measures it has been concluded that there would be no adverse impact on site integrity either alone or in-combination with other plans or projects on the Solent and Southampton Water SPA/Ramsar site, Portsmouth Harbour SPA/Ramsar site, Solent Maritime SAC and Solent and Dorset Coast SPA.'*

54. It is also noted that the officer report (including those comments made by the Council's ecologist) did not consider that the application should be refused due to HRA issues.

#### Conclusions on Policy H54

55. To conclude on the H54 Policy, PHSC support the principle of the allocation but not the current drafting, which fails the soundness tests in respect of: not being positively prepared, not being justified nor consistent with national policy. However, in the Company's view the Policy could be made sound through a number of changes. For ease of reference PHSC has suggested alternative policy text for the H54 site. This is provided at **Appendix 22**.

### **CLIMATE CHANGE**

#### **Strategic Policy CC1: Climate Change**

56. PHSC previous comments made in response to Policy CC1 still stand. However, it is noted that Criterion e) now makes reference to the exceedance of Building Regulation requirements. It is assumed that this new element of the Policy is referring to the Optional Building Regulations. If this is the intention of the Policy, the Policy working should confirm / clarify this.

### **NATURAL ENVIRONMENT**

#### **Policy NE2: Biodiversity Net Gain**

57. PHSC's previous comments made in response to Policy NE2 still stand. However, Persimmon has a further comment to make in respect of this Policy with regards to the 10% Biodiversity Net Gain (BNG) requirement.
58. Paragraph 174 of the NPPF states that:

*‘Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*.... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;’ (PHSC’s emphasis)*

59. The NPPF does not, however, require ‘at least 10% net gain’. This provision is set out in the Environment Bill which has not yet received royal assent. Once the Bill becomes law, all Councils will be required to seek at least 10% BNG as part of planning applications.
60. Until such time as the Environment Bill becomes law, it is not appropriate for the Policy NE2 to specify the percentage BNG net gain. Instead, the amount should be determined through negotiation between an applicant, the Council and Natural England (where appropriate).
61. It is recognised, however, that the Environment Bill is relatively well progressed and may become law in the not too distant future. As such, the Policy should be redrafted so that at least 10% BNG (or whatever percentage eventually materialises through the Bill) will only be required once the Bill has become law (taking into account any transitional arrangements that may be set out in the emerging legislation).
62. It is also noted that Paragraph 6.30 of the supporting text to Policy NE2 states that the Policy will not apply to land contained within the Welborne Plan. As indicated above, once the Environment Bill becomes law all planning application will be required to achieve this required BNG increase. There are no provisions in the Bill to exempt sites (including Welborne) from this requirement. As such, Paragraph 9.30 should be deleted from the RLP.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

63. PHSC’s previous comments made in response to Policy NE2 still stand. However, the Company has a further comment to make in respect of this Policy with regards to Criterion c).
64. This element of the Policy requires that ‘*A suitable replacement habitat is provided on a like for like basis broadly close to the site*’ the Council’s evidence for this assertion is absent. Indeed as set out in legal advice commissioned by Havant Borough Council (see **Appendix 23**) in respect of its Warblington Farm bird mitigation proposal, it is only necessary for replacement habitat to mitigate the same population of bird species. Redrafting of this Policy is therefore required that takes into account the advice provided above.
65. It is also questioned whether it is appropriate for the Council to show the Solent Wader and Brent Goose Sites on the RLP Policies Map. The Council will be aware that Bird Aware Solent maintain a GIS database of the Wader and Brent Goose sites on their website<sup>13</sup>, and these sites are subject to relatively frequent change. By showing the Solent Wader and Brent Goose Sites on its Policies Map, the Map will quickly become dated, and could become

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<sup>13</sup> <https://solentwbgs.wordpress.com/page-2/>



misleading. It is PHSC's recommendation therefore that the Solent Wader and Brent Goose Sites are deleted from the RLP Policies Map.

#### **Policy NE8: Air Quality**

8. Persimmon Homes acknowledges the national direction of travel with regards to Electric Vehicles (EVs) and role they can play in addressing climate change issues. However, the Company would welcome further elaboration in the supporting text or policy regarding the specification of changing points, particularly with regards to expected power output / capacity.
9. There are practical issues (and potentially unintended consequences) with regards to site design that may arise through the implementation of this policy (including in relation to the retro-fitting of homes). PHSC would highlight that the Government currently provides a 75% subsidy to homeowners towards the cost of installing EV charging points. However, this subsidy is only available to properties that have on-plot parking. This should be considered by the Council in terms how parking should be accommodated in developments, as frontage on-plot parking is preferable in terms of the subsidy (as opposed to shared rear parking courts which are often favoured by Fareham Council). The Council should be aware of the potential design implications of this element of Policy NE8.
10. The Council should also be aware that as EV charging infrastructure become more prevalent in new developments, and the take up of EVs increases over time, the cumulative energy demands of said development will increase considerably therefore necessitating the provision of additional sub-stations as part of development that would otherwise not be required. It is unclear whether this has been factored into the Council Local Plan viability assessment.

#### **Policy NE10: Protection and Provision of Open Space**

11. The Council has proposed some additional wording to Policy NE10 as show below:

*'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 '*

12. The word 'clearly' introduces a significantly degree of subjectivity into the policy which is unnecessary and will ultimately make interpretation of the Policy more difficult for the decision-maker and applicants alike. It is PHSC's recommendation therefore that the word 'clearly' be deleted from the NE10 policy wording.

#### **4: OMMISION SITES**

13. PHSC's representations on the previous Regulation 19 Plan, highlighted six site that are being promoted by Persimmon on the periphery of Stubbington that were not selected for allocation in the draft Plan. With regards to the Land at Oakcroft Lane site (Site 6 in PHSC's previous representations), the Council has now identified this site for housing allocation (see above commentary on Policy H54). However, with regards to the other five sites listed in Table 5 below, the Council has opted not to take these site forward in the RLP. This is extremely disappointing in the context of the housing pressures evident in Fareham Borough.

*Table 5: Persimmon Homes' Omission Sites*

Site Number	Address	Gross Area Acres (Hectares)	Site Capacity Estimate*
1	Land East of Burnt House Lane, Stubbington	23.53 (9.52)	240 - 320
2	Land West of Peak Lane, Stubbington	46.25 (18.72)	TBC
3	Land North of Titchfield Road, Stubbington	4.83 (1.95)	40 - 50
4	Land South of Titchfield Road, Stubbington	2.78 (1.12)	10 - 30
5	Land West of Cuckoo Lane, Stubbington	52.76 (21.35)	150-200
<b>Total</b>		<b>130.15 (53.08)</b>	<b>440 - 600</b>

\*Based on net developable area, not gross area.

14. It is noted that despite the Council revisiting a number of sites in the SHELAA, its conclusion with respect to the PHSC sites listed in Table 5 have not changed. As such the comments set out in PHSC previous reps still stand.
15. It is Persimmon view, **in light of the extensive unmet LHN and unmet sub-regional housing need more generally, the RLP is not currently sound. However, as highlighted above, the Plan could be made sound through consideration of omission sites (including those listed in Table 5) through the examination process and subsequent modification to the Plan.**

Mr W A Ross



30 July 2021

Department of Planning and Environment,  
Fareham Borough Council,  
Civic Offices  
Civic Way  
Fareham  
Hampshire  
PO16 7AZ

For the attention of the Principal Planning Officer

Dear Sirs,

### **Revised Publication Local Plan 2037**

The first thing that I have to say about the revised plan is there it raises no objections to the principle of building thousands of houses and commercial buildings in an already over developed part of the country. It is time local councils started to raise their profile to object to the demands of central government with regard to development on precious green space.

Fareham has been asked to take overspill from Portsmouth because they cannot meet their government development demands. Fareham should say no to this request. There is more than enough issues trying to satisfy the unjust demands for Fareham without trying to satisfy the allocations of other local authorities.

The plan seems to give a nodding acknowledgement to the environmental problems that the proposed developments will make. Building on fields that flood badly in the winter will only create problems and leave the water companies open to more issues. Recent court cases with Southern Water show the problems that are caused by insufficient infrastructure. The issues can only get worse with the environmental and climate changes that are predicted for the future.

Although the plan gives nodding space to addressing the issue of storm water and runoff, that is the problem, it is weasel words. The development proposals will only exacerbate the issues. The local seas around the Channel and especially the Solent already have issues with sewage and nitrate run off. Intense development around the area can only increase these problems and with predicted increase in rainfall, the infrastructure will not be able to cope. The issues have been highlighted by the tragic events of recent years.



Whilst more development is inevitable, more consideration needs to be given as to where the development is made. I suspect that the reason some of the green spaces were not developed in the past, is that decisions were taken that allowed the environment to cure some of the problems that could happen if the developments go too far. I'm sure planners of the past have taken the issues to heart and used common sense. They also have local knowledge of the issues and politicians should not be overriding the pressing reasons as to why developments should not take place.

Government have a huge responsibility here. Instead of getting us to accept Solent City by the back door, they should be looking at new towns in parts of the country that can take the overspill. Obviously, this causes its own problems but they were overcome in the 1950s and 1960s so they should not be a barrier currently.

Locally, the support infrastructure is not fit for purpose. Doctor's surgeries can't cope, schools are over-subscribed, the hospitals are overwhelmed, the supply issues to cater for the growing population is bursting at the seams and the emergency services are overstretched. It is all very well for Government to say they will increase this and that but we all know it doesn't happen or if it does, not on a large enough scale.

Local people are "fed up" with congested roads at peak times and all the local air pollution that brings. The realization that our local area is subject to more development is very concerning to them. Many people think as I do that there should not be additional development south of the M27 because, with the increased population, our local amenities may not be able to cope.

Any further development must be restricted to brownfield sites. No more creep into precious green space.

Central Government must be made to realize that people don't want further unsightly and environmentally damaging development. Local development managers and councilors should be relaying these concerns to Government and not just accepting their edicts.

Yours faithfully  
Mr William Ross

## Comments on the Local Plan 2037

### Test of Soundness - Settlement Definition

- In the Foreword to the Publication Plan written by the Executive Member for Planning and Development states the vision of the Council to “distribute development across the Borough and achieve maximum community benefit from that development”.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan, alone contributes 832 dwellings to this number - 14%. This is not distributing “development across the Borough”. It is concentrating it in a small area of the Borough.
- As for “achieving maximum community benefit from that development”, the opposite will occur. An example is HA1 land to the north and south of Greenaway Lane. The 832 dwellings (14% of the total) “proposed” for this area will bring a minimum of 1,600 extra vehicles. The area is within a peninsula with only 3 roads in or out. It is already at maximum capacity for traffic. There are not enough school places at the moment. No new infrastructure is planned. There will be negative community effects.
- in the Foreword to the Publication Plan it states “greenfield sites are less favoured locations for development. Para 2.10 of the Publication Plan states “Fareham Borough will retain it’s identity, valued landscapes and settlement definition and will protect it’s natural, built and historic assets”.
- The proposed allocation of Policy HA1 (which is not in the current extant Local Plan) contradicts these aspirations and also those of Para 2.12 “Strategic Priorities” which “strive to maximise development within the urban area and away from the wider countryside and to create places that encourage healthier lifestyles”.
- Policy HA1 (currently Greenfield sites) is proposed to be re-designated as an urban area. This re-designation to urban status and the movement of the Settlement Boundary to encompass it is a blatant, stealthy manoeuvre by the Council which seems unethical and is done only to suit it’s own objectives.
- Strategic Priority 2 states “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”. Or, as the Council has done, re-designate countryside as urban where convenient.
- Strategic Policy DS1 (paras 3.36 and 5.6) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Policy HA1 calls for the efficient use of existing buildings to meet such need on a one for one replacement dwelling basis. Inconveniently for the Council, these conditions do not apply to HA1 so the Council has simply redrawn the urban boundary so green fields (an easy option for Developers) can be covered in houses.

- Looking at Policy HP4 Para 5.24, HA1 fails to meet criteria e) as the proposals for development will demonstrably have unacceptable environmental, amenity and traffic implications.

### **Test of Soundness - Infrastructure**

- Para 10.14 refers to the Local Plan Strategic Transport Assessment which at para 14.6 states “In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective”.
- However, the area HA1 isn’t assessed within the Local Plan Strategic Transport Assessment so the statement above doesn’t apply to HA1 with 832 dwellings.
- Para 10.15 of the Publication Plan in the Transport plan actually doesn’t include an analysis of streets where the majority of the houses are proposed. When there are 832 new dwellings proposed in HA1 (14% of the total for Fareham) why hasn’t more consideration been given to this area in the Transport Assessment?
- With an average of two vehicles per dwelling, an additional 1,660 vehicles will be on local roads. There is existing congestion but there is no mention of any mitigation that will be required to reduce this congestion now or by 2037.
- The Publication Plan fails the Test of Soundness by not being inclusive of all areas and not being Positively Prepared in this regard.
- Policy HA1 on page 53 refers to traffic routes and despite their being a Planning Decision to limit access onto Greenaway Lane to 6 dwellings due to the narrowness of the Lane with no pavements and ditches along its length in places this has been removed. The Plan now proposes access for up to 140 dwellings through a widening of the Lane when there is actually no scope for widening.
- This will result in a very considerable impact on the countryside character of the Lane and to the safety of it’s non vehicular users.
- Page 54 suggests multiple new accesses onto the already busy Brook Lane some within a few hundred yards of each other. This number could have been reduced considerably had there been no piecemeal development a Masterplan for HA1 (discussed in detail below). The proximity and positioning of these access roads are a recipe for gridlock and accident black spots.
- Policy HA1, page 54, indicates the need for two junior football pitches to be provided. These are not shown in the plan for HA1. Probably because every greenfield site possible location is being covered in housing.

### **Test of Soundness - Housing Need Methodology**

- It is indicated at Para 3.27, fig 3.2, that there are 8 potential growth areas. These are not shown on the map. There is a lack of clarity.
- What is the definition of small scale development? Is it sites of less than 1 Ha or a development of not more than 4 units? Page 158 Policy HP2 is in conflict with Para 4.13.

- A contingency buffer of 1,094 dwellings has been made. However, Page 37 Paras 4.12 and 4.16 as well as Policy H1 shows that the Plan is heavily reliant on the certainty of delivery of the 3,610 dwellings at Welbourne by 2037.
- A previous version of the Publication Plan was scrapped because of a Government change of Housing need methodology. The Government is currently debating a White Paper on “Planning for the Future” which would change the housing need methodology again. Para 4.2 describes the methodology used to calculate Fareham’s housing need on which the whole Plan is based. This Publication Plan is premature and risky as the outcome of the White Paper could change the methodology again.

### **Test of Soundness - Occupancy Rates**

- The claims regarding occupancy rates in this Publication Plan are not used consistently in the Council’s own proposals and requirements. The Council argues for an average occupancy rate of 2.4 for a 4/5 bedroom house in regards to Nitrate budget calculations. Yet in Para 5.41 it is stated that the occupancy rates for affordable homes will be in the range of 4-6.

### **Test of Soundness - Carbon Reduction**

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised there is a climate change emergency. The Council for the Protection of Rural England Hampshire believes it is therefore imperative that the Local Plans set ambitious targets and action plans with accountability for achievement in the reduction of carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant Local Plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development also needs to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval.

This is not routinely done in Planning Committee in Fareham and this Publication Plan should be embracing the opportunity to apply these requirements to all Planning Approvals going forward.

- Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets. It does not state what the target should be it refers to individual developments power generation rather than what each development should achieve over and above Building Regulations requirements. The Plan is not positively prepared.
- Similarly in Para 11.35, the Council does not have a sound and effective approach to carbon emissions reduction in the Borough.
- Policy CC1 describes Green Infrastructure but the Borough does not have a Green Belt and non is planned.

### **Test of Soundness - Healthcare**

Para 10.27 in the Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards. There is no scope to do this.

## **Complies with Need to Cooperate - Housing Need Methodology**

Para 4.6. In agreeing to take up a shortfall of 900 homes from Portsmouth, Fareham Council are taking a big risk. We await the Government's response to last year's consultation on the planning White Paper, Planning for the Future, which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## **Matters of Legal Compliance - Community Involvement**

- The residents have challenged the Council in the High Court of Justice in May 2021 and won their case the judge confirmed the following points: a) that the Council acted unlawfully and unfairly towards the residents. The residents evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council. b) that the Planning Committee failed to grapple with the residents request for a deferment. He further stated the "judgement needs to be shared with everyone concerned within the Council in this case, as their are lessons to be learnt from this".
- The Court action was funded by the residents, and costs were considerable, which shows the strength of feeling. The Council, of course, paid out of public funds.
- The residents have been ignored consistently. Since 2017 there have been protest marches, deputations and objections. A petition against the various versions of Draft Local Plans exceeded the required number of signatures needed to trigger a Full Council meeting debate but a debate was refused. The residents raised a challenge to this to the Council's Scrutiny Board but the refusal still stood. To date no debate regarding the petition has taken place.
- The residents have provided community generated evidence to the Council but this has not been considered as good as the desk exercise evidence provided by the Developers. Examples of the community generated evidence ignored by the Council includes evidence on previous land use which has shown that the previous use of land used by the Developer's to calculate their Nitrate budget is incorrect and traffic survey results produced by the residents and Community Speedwatch teams were simply dismissed. This is discriminatory.
- it has been found and confirmed by the Council that the Publication Plan contains errors. The errors are as follows: a) there are sites not included from page 74 of the SHELAA and also on page 52 of the Plan. b) some sites included on page 52 of the Plan have been included in error. c) the addendum on page 56 of the Plan includes an incorrect address. d) perhaps the worst error is that sites identified as suitable for development but which have not yet obtained planning permission are excluded from the total numbers given for HA1. The residents cannot therefore properly establish the impact of this Plan on their community. A Publication Plan containing such large errors relating to the number of properties to be built is Unsound.
- The Introduction to the Publication Plan, Page 1 Para 1.5, states that representations should focus solely on "Tests of Soundness". However, the guidance given in Fareham Today contradicts this and specifies two other areas to focus on, namely "Legal Compliance" and "Duty to Cooperate". A further error in the Plan and misleading and confusing to residents of the Borough wishing to comment on the Plan.

## **Matters of Legal Compliance - Housing Allocations**

- please refer to my para 3 above relating to the errors in this Publication Plan regarding housing numbers. The Publication Plan is Unsound with respect to housing numbers and therefore also housing allocations.
- Para 1.16 of the Publication Plan makes no mention at all of the 2017 Unadopted Draft Local Plan which never came into effect. This Unadopted Plan is what sparked the resident's petition, marches and huge numbers of objections because the area known as HA1 first appeared in the 2017 Plan proposing over 800 houses in one small area which is Warsash. An area with no infrastructure in any respect to support such an expansion.
- In this Publication Plan Officers confirm it is the previous 2015 Plan which is extant. Para 4.8 allows the Council to consider housing sites allocated in the previous adopted Local Plan. As

already established, HA1 did not feature in the 2015 Plan so HA1 should not appear in this Publication Plan.

- However, Page 38 of the Publication Plan ignores this fact stating that HA1 and other sites local to HA1 are included.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan) alone contributes 832 dwellings to this number - 14%. This is an unfair distribution of housing allocation
- Further, within HA1 (which is not urban but consists of greenfield sites cheek by jowl with each other) there is no inter connectivity between the sites. All Developers are working in complete isolation to one another resulting in piecemeal development and an unnecessary number of access roads. The Council have failed to implement a "Masterplan" which should have considered the wider picture. Developers are not required to consider the site next door and therefore don't.
- This is contrary to Design Policy D3 para 11.44 which states "Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and master plans is vital to ensure that developments are sustainable, appropriately planned and designed"
- A further Environmental Impact Assessment must be conducted showing the cumulative effect of HA1 in it's entirety.
- in this Publication Plan, Para 4.19 Housing Policies, there are a large number of allocations that are no longer proposed, namely HA 2, 5, 6, 8, 11, 14, 16, 18, 20, 21, and 25. Why was it decided to leave HA1 in as an allocation? How was the Objectively Assessed Housing Need arrived at for HA1?
- The Council's decision to propose HA1 within the now irrelevant 2017 Local Plan, has been taken advantage of by Developers who have submitted numerous applications. The Council within Planning Committee have resolved to grant permission on many of the sites already and advanced preparation for building has commenced on a number of them. This is ahead of the Publication Plan being approved.
- Other Developers have been claiming their sites fit well within HA1. This has resulted in the Council adjusting the boundaries of HA1 to accommodate them. Turning what was designated as Countryside into land for development in the process. A power shift towards the Developers it would seem. The Council is willing to listen to Developers but not to the residents of the Borough.

#### **Matters of Legal Compliance - Habitats Directive and biodiversity**

- The Habitats Directive Strategic Policy NE1 requires designated sites be protected and ENHANCED. The Publication Plan Para 9.51 states that the Council as the Local Planning Authority is (merely) aspiring to Nitrate Neutrality. On page 247, Para 9.54 it is indicated that proposals for development should provide a net REDUCTION in eutrophication for the designated sites in an unfavourable condition so as to restore conditions to favourable. Nowhere does the authority require ENHANCEMENT.
- Para 9.50 (NE4) of the Publication Plan confirms the lesser requirement by stating that permissions will be granted when the integrity of designated sites is maintained. No IMPROVEMENT is required for permission to be granted.
- Policy D4 states that the Council will only "**seek** to improve water quality".
- It is clear that the Local Planning Authority's watered down approach contravenes the Habitats Directive. Given the proximity of the SAC and RAMSAR protected sites to the proposed developments in the Borough (particularly to the Western Wards and HA1 sites) it is not clear how any development could be considered without negatively impacting the protected sites.
- Based on the proximity of the Western Wards and HA1 to the protected sites the deliverability of the proposed developments whilst properly satisfying the Habitats Directive is questionable.

- all the Developments in the Western Wards and HA1 are obtaining nitrate neutrality by purchasing “nitrate credits” from a site on the Isle of Wight owned by the Hants and Isle of Wight Trust which is being re-wilded. (A process that is going to take approximately over ten years). Therefore the protected sites will obtain no benefit from the so called nitrate neutrality of the developments. With this third party approach, water quality in the Solent will not be improved and the designated sites condition (currently unfavourable) cannot be maintained or improved. The approach is flawed.
- Habitats Regulation Assessment. Natural England advise that it is the responsibility of the Local Planning Authority to fulfil it’s legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). This surely cannot be achieved by buying nitrate credits from the Isle of Wight. to offset the harmful nutrients generated by residential developments in, say, HA1.
- Given the above legal responsibility, The “Introduction” in Para 1.45 surprisingly does not make any mention of the protected sites in and around the Solent.
- in May 2021 in the High Court the judge stated that the Natural England advice note will need to be reviewed in the light of his judgement. He added the judgement should not be interpreted as giving the advice note a clean bill of health. Thus, the Local Planning Authority is not complying with something that is of itself not advice that is robust enough.
- Strategic Policies NE1 and NE2. Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea for a number of years. This is despite having protected designated sites in our waters which skirt the whole of Fareham Borough Council. This policy of Southern Water’s was discovered as part of the Environment Agency’s largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this is addressed the unfavourable condition of the Solent and in particular the protected designated sites cannot be improved.
- The Borough does not have the sewage treatment capacity to cope with all the new building developments. The Solent SAC, SPA and RAMSAR cannot be protected and their quality improved until the capacity for the treatment of raw sewage is addressed. This issue is not dealt with in this Publication Plan but it is absolutely key to resolve sewage treatment before any building should go ahead.

**From:** [June Ward](#)  
**To:** [Consultation](#)  
**Subject:** Continuation of Comments re Local Plan  
**Date:** 29 July 2021 14:38:13

---

Dear Katherine,

Although I have put capital letters where required my iPad seems determined to rule them out!

#### Carbon Reduction

##### Paragraph 11:36

There are no set standards set for carbon reduction as Developers are encouraged to design for natural ventilation and green infrastructure. Building populations are insufficient and will not enable the country to meet the promised carbon reductions. It is imperative that the council should set standards so that developers are designing for sustainability.

##### Policy CC1

This indicates “green infrastructure “we do not have a greenbelt and there is nothing to do you note this in the plan.

The climate change emergency is recognised by all and CPRE Hampshire has stated that local plans need to set ambitious targets and action plans with accountabilities so that carbon emissions are measurable and can be reported on annually with accountability. This would mean that development should only be allowed taking account of the relevant local plan policies and as such would be designed to reduce energy consumption.

#### Education

Paragraph 10.27 infrastructure delivery plan. Education is planned with Hampshire county council however the period of any proposed extensions for child placements only goes up to 2022. The plan goes up to 2037 this is not acceptable for child education.

Paragraph 10.27 of the infrastructure Delivery plan, table 6 says that section 106 addresses the provision of Early Years Foundation Provision in the Western Wards. The development of H A 1 shows no provision within the development area. There are to be over 1000 new houses proposed for Warsash, however the child placement contribution allocation only calls for the infrastructure delivery plan for 100 placements. If we are asking families to act more sustainably this provision should be local so that parents could walk or cycle to the facility.

#### Healthcare

Paragraph 10.26 Infrastructure delivery Plan assesses the need for the expansion of health care provision as a critical prioritisation within the Western Wards. Neither HA1 warsash practices has the ability to expand and would therefore not cope with increased numbers. The fact that the plan proposes building alterations to Whitely surgery, although the application to enlarge the car park was refused by the council, will still not be able to accommodate the over 800 houses proposed. I consider this not a sound approach. Whiteley also is enlarging its population with just the one small surgery available. I would think that priority would be given to those living in Whitely.

Thank you Katherine I think this is all for now; I need to prepare for Sunday's service,  
Kindest regards  
June

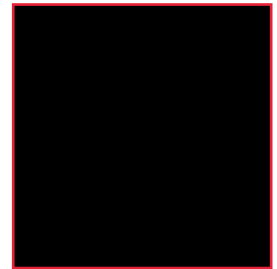


Date: 29 July 2021  
Our ref: 357301  
Your ref: N/A



Planning Strategy Team  
Fareham Borough Council

**BY EMAIL ONLY**



Dear Sir/Madam

### **Regulation 19 Local Plan Consultation (18<sup>th</sup> June – 30<sup>th</sup> July 2021)**

Thank you for your consultation on the above dated 18 June 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Council's approach to achieving sustainable development through its Local Plan, particularly through its suite of Natural Environment policies that include protection of internationally, nationally and locally designated sites, the enhancement of the local ecological network and the requirement for biodiversity net gain.

It is welcomed that many policies have been updated that incorporate our previous advice. Please see below for our comments on the Regulation 19 Local Plan and supporting Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA).

This response is subsequent to our comments provided on the 18<sup>th</sup> December 2020 to inform a previous iteration of the Regulation 19 consultation process, which ran from the 6<sup>th</sup> November 2020 to the 18<sup>th</sup> December 2020.

#### **Policy CC2: Managing Flood Risk and Sustainable Drainage Systems**

It is welcomed that the revised policy outlines that where a development drains to a protected site(s), an additional treatment component (i.e over and above that required for standard discharges) may be required.

It is recommended the Policy also makes clear that where SuDS are proposed as a fundamental part of Habitat sites mitigation, developments will need to demonstrate the long-term (in perpetuity) monitoring, maintenance/replacement, and funding arrangements.

#### **Policy NE2: Biodiversity Net Gain**

It is noted that section 9.32 now states that 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.

[Biodiversity Metric 3.0](#) was published in July 2021. We advise that the Policy is updated accordingly and that this metric is used to measure gains and losses to biodiversity resulting from development, and implement development plan policies on biodiversity net gain.

We recommend that the local plan policy should align as closely with the Environment Bill and anticipated framework for mandatory net gain as possible and that the Policy confirms the intention for a Supplementary Planning Document (SPD) to be developed to provide further detail within an appropriate timescale.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

Solent Wader and Brent Goose mapping (as provided on the SWBGS [website](#)) may be subject to change over the plan period, therefore it is recommended the Policy ensures the latest mapping is sought in advance of determining planning applications.

We advise that developments affecting SPA supporting habitat should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase. In particular, noise disturbance should be addressed by avoiding works over 69dB during winter months (as per our advice on applications).

With regards to collection of financial contributions to address impacts on SPA supporting habitat (specifically Secondary and Low Use sites), it is recommended that the Local Plan identifies some suitable projects to which funds can be directed to ensure the protection and enhancement of the wider SWBG network.

#### **Employment Allocation: E4: Solent 2**

It is welcomed that the wording has been updated to require development to demonstrate 'compliance with Strategic Policy NE1 with regards to impacts on the local ecological network'. We refer you to our previous advice that the Policy should also outline that 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, rather than just specifying protected trees, that seeks to enhance and connect habitat in the locality.

#### **Other Policies**

Please refer to advice within our previous letter with regards to Policies DS1, CC1, CC3, NE5, D4 and Housing Allocation Policies HA9, HA29, HA31, HA37, HA38, HA42.

Please note, under Policy CC3: Coastal Change Management Areas (CCMAs) the reference to the 'English Coast Path' should be updated to the 'England Coast Path'.

#### **Comments on the Habitats Regulations Assessment (HRA)**

These comments relate to the document: Habitats Regulations Assessment for the Fareham Borough Local Plan 2037; Screening and Appropriate Assessment Report for the Revised Publication Local Plan, May 2021 by Urban Edge Environmental Consulting.

- *Recreational disturbance- New Forest designated sites*

We welcome the fact that consideration of recreational disturbance to the New Forest SPA, SAC and Ramsar sites has been updated, with sections 6.4.18 to 6.4.20 referencing recent analysis of the New Forest 'zone of influence' (Footprint Ecology, February 2021). The report is based on [recent visitor survey reports](#) published in 2020 that conclude that new residential development within a 13.8km buffer zone of the New Forest designated sites is likely to have a significant effect on the sites via recreational disturbance, alone and/or in combination with other plans or projects.

The report suggests that the borough of Fareham is excluded from the 13.8km zone based on low average visitor rates in comparison to local authorities further west, and relatively low visit rates derived from the onsite survey data. It also recommends that large developments of around 200 or more dwellings within 15km of the New Forest sites should be subject to project HRA and mitigation may be required. The revised local plan HRA reflects this recommendation.

However, although the average visit rate for the borough is lower than that for neighbouring Eastleigh, it is notable that postcode data resulting from the telephone survey show visit frequencies in the western parts of Fareham are similar to those in the neighbouring borough of Eastleigh, suggesting the visit rate from these areas are higher than the average visit rate applied to the whole borough. Clearly, visitors do originate from these areas of Fareham and it is Natural England's view that they are likely to contribute to an in-combination effect on the sites. Therefore, to ensure the necessary certainty required under the Habitats Regulations that the Plan will appropriately address the impact, it is advised that the 13.8km zone is applied within the borough of Fareham to ensure all new development coming through in that area provide appropriate mitigation. (Please note that large development within 15km should also still be subject to HRA for this impact pathway.)

It is advised that your authority works in close collaboration with other affected local authorities within and surrounding the New Forest designated sites which share a commitment to develop a strategic, cross-boundary approach to habitat mitigation for the New Forest SPA/SAC/Ramsar. Natural England recommend such a strategy incorporates a package of measures including provision of suitable alternative green spaces and networks, and direct measures on the sites such as access management, education and communication, wardening, and importantly, monitoring. Monitoring work (of visitor patterns and ecological features of the sites) will be important to further the evidence base on which mitigation strategies can be updated.

In advance of such a strategy being agreed and adopted, Natural England advise the Council to implement a suitable interim strategy that ensures adverse effects from live development coming through the local plan period will be avoided. This may include measures as described above. Financial contributions can be directed towards the New Forest National Park Authority's (NFNPA) [Habitat Mitigation Scheme](#) that will enable the authority to deliver site specific mitigation measures on behalf of developments; such an approach would provide a certain and robust means to addressing the effects of recreational disturbance via direct measures at the protected sites. It is recommended that suitable levels of contribution are agreed with the NFNPA.

Natural England are committed to continue working with Fareham Borough Council and other affected local authorities to develop a strategic approach to addressing recreational impacts from new development on the New Forest designated sites.

- *Water quality – nutrients*

The nitrogen budget arising from the Local Plan has been revised down from 2,536.99 kg/TN/yr to 2,182.62 kg/TN/yr and the HRA has been updated to reflect this.

We note that Appendix 3 of the HRA includes a Technical Note by Urban Edge Environmental Consulting prepared in May 2021. This includes a breakdown of the site allocations to calculate this total nitrogen figure. Amongst other updates, the recent decrease in budget appears to be mainly due to the following amendments as shown in Table 1:

- HA55 Land South of Longfield Avenue has been reduced from -105.80 to -672.54 kg/TN/yr
- H54 Land at Oakcroft Lane has been included, with a -134.67 kg/TN/yr budget
- HA56 Land West of Downend Road has been included, with a -142.10 kg/TN/yr budget.

Table 1 references the 20% precautionary buffer. Please note that this buffer should only be applied to sites with a positive nitrogen budget. The overall budget figure may need updating in light of this.

Section 4 of this Technical Note discusses potential nutrient mitigation schemes. With regards to the number of nitrogen credits likely to be available from these, it is recommended that latest figures are

sought in advance of further work involving these schemes. Further information can be found on the [PfSH webpages](#).

- *SWBGS 2021 Updates*

We note that section 6.8.1 now refers to SWBGS site F13 as a Secondary Support Area, in line with the published SWBGS mapping update earlier this year. This is also reflected in Figures 6.18 and 6.19 which map the SWBGS sites within the Fareham Local Plan.

It appears that site-specific impacts on SPA supporting habitat (as identified on the SWBGS mapping) have not been considered within the Appropriate Assessment for Solent and Southampton Water SPA and Ramsar site (i.e. Table 7.8), even though likely significant effects have been identified. This impact should be considered in more detail within the AA with an appropriate mitigation strategy outlined, linked to Policy NE5. It is advised that development address impacts in line with the SWBGS Guidance on Mitigation and Off-setting requirements (2018).

- *Water pollution impacts on designated sites*

In our previous response we noted that the Chichester and Langstone Harbours SPA/Ramsar sites, the Portsmouth Harbour SPA/Ramsar sites and the Solent and Dorset Coast SPA site were screened out of the appropriate assessment in relation to water pollution impacts. We welcome the fact that this impact is now screened in, and sections including 7.6.2 reference the source of potential water pollution impacts from some of the Housing Allocations.

### **Other Comments on the HRA**

- Table 6.10 refers to 'EU Sites' which are now referred to as 'Habitats sites' in the context of planning policy.
- Section 6.3.3 refers to the Eastern Solent Coastal Partnership, that are now the Coastal Partners.

### **Comments on the SA**

These comments relate to the document: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037; Sustainability Report for the Revised Publication Local Plan, May 2021 by Urban Edge Consulting

### **SEA Objective SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change**

As per our previous consultation response, it is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.

We note from Appendix B, the Analysis of Consultation Responses, that this is being considered and may be added in the Post Adoption Statement.

### **SEA Objective SA7: To Conserve and Enhance Biodiversity and Geodiversity**

We welcome the amendment to the title of this objective to include geodiversity, as per our previous consultation response.

We previously suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible

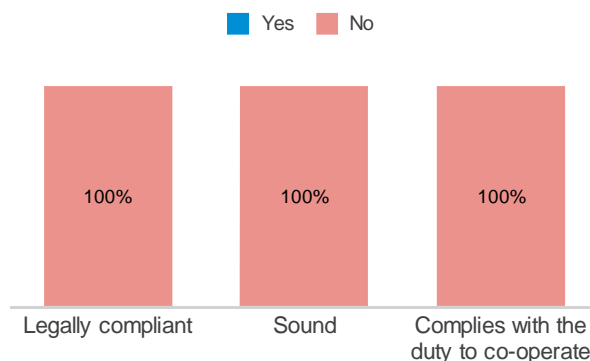
Natural Greenspace Standard (ANGSt). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring. In response to this, we note that the Analysis of Consultations responses states that this is being considered and may be added in the Post Adoption Statement.

We would be very happy to comment further as the plan process progresses. If you have any queries relating to the detail in this letter please contact me on [REDACTED].

Yours faithfully

Mary Andrew  
Sustainable Development Lead Adviser  
Natural England- Thames Solent Team

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	1	1	1
<b>Yes</b>	0 0%	0 0%	0 0%
<b>No</b>	1 100%	1 100%	1 100%



**Respondent: Mr John Notter (307-352229)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

The south of Hampshire is an area of the country that will be particularly impacted by climate change, the planning policy set out by Fareham Council takes no account on how the dramatic changes in climate will effect the area in providing basic resources such as fresh water in long periods of drought to an increased population and the resulting social disorder that could result from this. In fact the whole planning of Welborne in its layout will already have built in future social problems let alone the impact climate change will add to this. This means that the plan will only have short term effectiveness based on short term greed. As we are all in untested territory as to what should be national policy in terms of providing housing in a changing climate world there must be a degree of uncertainty in what should be the way forward but Fareham Council's plan is poor and just reflects the poor leadership within the council

**What modification(s) is necessary to make the Revised Pub...**

It would need a serious examination on how climate change would impact the area and how to plan for that. Also in the case of Welborne how edge of town estate planning works on a social level beyond just adding a motorway junction and really basic infrastructure stuff.

**How would the modification(s) you propose make the Revise...**

By making the plan take on board the idea that we are in a changing environment and the effect that could have on social cohesion.

**Your suggested revised wording of any policy or text:**

None

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

# Fareham Borough Council - Revised Publication Local Plan

## Coastal Partners Response

### Site Allocations:

We have reviewed the proposed residential site allocations and have the following comments to make.

#### HA01 – North and South of Greenaway Lane, Warsash

Whilst the site is not predicted to be at risk from a 1:200 or 1:1000 year extreme tidal flood event until at least 2115, the southwest of the site lies in close proximity to the scheme area of the Hook Lake Coastal Management Study, currently being undertaken by Coastal Partners on behalf of Fareham Borough Council. Due to the scale of the site and its proposed development, Coastal Partners wish to be kept informed of any progress made on the site. Access and egress for the site may also be impacted by flood risk from 2025.

#### HA07 - Warsash Maritime Academy

The western side of the site is currently located within Flood Zones 2 and 3 according to the Environment Agency's flood map for planning.

For information, the present day 1:200 year extreme tidal flood level for Southampton Water is 3.1 mAOD, increasing to a predicted 4.2 mAOD by the year 2115, due to the effects of climate change. Therefore it is essential that climate change is taken into consideration when assessing flood risk at the site.

Currently the local plan site-specific requirements for Warsash Maritime Academy state that a 'flood risk assessment is required' and that 'development should avoid current flood zones 2 and 3'. This implies that only the existing mapped flood zones should be considered and does not leave scope for future versions or climate change.

Coastal Partners would recommend a wording change to avoid any ambiguity and ensure climate change is taken into consideration.

*'A flood risk assessment is required. Development should avoid Flood Zones 2 and 3 and the impacts of climate change should be taken into consideration. Appropriate measures should be put in place to manage flood risk and ensure safe access to the site or an area of safe refuge in times of flood. Such measures shall be retained and maintained thereafter throughout the lifetime of the development;'*

It should also be noted that the site is located in close proximity to the scheme area of the Hook Lake Coastal Management Study, currently being undertaken by Coastal Partners on behalf of Fareham Borough Council. Coastal Partners wish to be kept informed of any progress made on the site to determine any potential impacts on the project.

#### HA28 – 3-33 West Street, Portchester

The site is located within present day Flood Zones 2 & 3, therefore may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. A Flood Risk Assessment (FRA) will need to be submitted in support of any application for development of the site. Within this, we would expect to include:



- The sources of flooding which could affect the site, to include tidal, fluvial, groundwater and surface water flooding, along with the likelihood of each occurring;
- How flood risk at the site is predicted to increase with climate change and how this will be mitigated;
- Demonstration of safe access and egress routes for the site;
- The existing ground levels of the development site, the predicted tidal flood levels for the site area and evidence that the finished floor levels (FFLs) have been set with these in mind (all in metres above ordnance datum – mAOD);
- How the residual flood risk will be mitigated over the lifetime of the development, including the incorporation of flood resistance and resilience measures, where appropriate, and the preparation of a Flood Warning & Evacuation Plan, in accordance with advice from the Environment Agency.

#### HA43 – Corner of Station Road, Portchester

The site borders present day Flood Zones 2 & 3, whilst access and egress along Station Road and Hill Street are shown to lie partially within Flood Zones 2 and 3 and may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. The southeast of the site is shown to be increasingly affected by climate change from 2025. A Flood Risk Assessment (FRA) is recommended to be submitted in support of any application for development of the site.

Within this, we would expect to include:

- The sources of flooding which could affect the site, to include tidal, fluvial, groundwater and surface water flooding, along with the likelihood of each occurring;
- How flood risk at the site is predicted to increase with climate change and how this will be mitigated;
- Demonstration of safe access and egress routes for the site;
- The existing ground levels of the development site, the predicted tidal flood levels for the site area and evidence that the finished floor levels (FFLs) have been set with these in mind (all in metres above ordnance datum – mAOD);
- How the residual flood risk will be mitigated over the lifetime of the development, including the incorporation of flood resistance and resilience measures, where appropriate, and the preparation of a Flood Warning & Evacuation Plan, in accordance with advice from the Environment Agency.

#### HA44 – Ashton Court, Portchester

The site is located within present day Flood Zones 2 & 3, therefore may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. A Flood Risk Assessment (FRA) will need to be submitted in support of any application for development of the site. Within this, we would expect to include:

- The sources of flooding which could affect the site, to include tidal, fluvial, groundwater and surface water flooding, along with the likelihood of each occurring;
- How flood risk at the site is predicted to increase with climate change and how this will be mitigated;
- Demonstration of safe access and egress routes for the site;



- The existing ground levels of the development site, the predicted tidal flood levels for the site area and evidence that the finished floor levels (FFLs) have been set with these in mind (all in metres above ordnance datum – mAOD);
- How the residual flood risk will be mitigated over the lifetime of the development, including the incorporation of flood resistance and resilience measures, where appropriate, and the preparation of a Flood Warning & Evacuation Plan, in accordance with advice from the Environment Agency.

#### HA46 – 12 West Street, Portchester

The site is located within present day Flood Zones 2 & 3, therefore may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. A Flood Risk Assessment (FRA) will need to be submitted in support of any application for development of the site. Within this, we would expect to include:

- The sources of flooding which could affect the site, to include tidal, fluvial, groundwater and surface water flooding, along with the likelihood of each occurring;
- How flood risk at the site is predicted to increase with climate change and how this will be mitigated;
- Demonstration of safe access and egress routes for the site;
- The existing ground levels of the development site, the predicted tidal flood levels for the site area and evidence that the finished floor levels (FFLs) have been set with these in mind (all in metres above ordnance datum – mAOD);
- How the residual flood risk will be mitigated over the lifetime of the development, including the incorporation of flood resistance and resilience measures, where appropriate, and the preparation of a Flood Warning & Evacuation Plan, in accordance with advice from the Environment Agency.

#### Strategic Policy CC1: Climate Change

##### Paragraph 8.17

The local plan states that a Flood Risk Assessment (FRA) is required for all development within flood zone 2 and 3 which is in line with the NPPF. However, some sites may not be in current flood zone 2 or 3 but with climate change are indicated to be at risk as soon as 2025. Therefore it is recommended that a FRA is required for all development within flood zone 2 and 3, or are shown to be within flood zone 2 or 3 as a result of climate change.

##### Capital Schemes - Paragraph 8.22

The paragraph discusses the coastal defences from Portchester Castle to Port Solent and the Portchester to Paulsgrove scheme. The wording suggests that the scheme is currently in development which is misleading. The scheme relied heavily on the prospect that significant contributions to the detailed design and construction and despite intensive negotiations between Portsmouth City Council and the private developer, a mutually agreeable method for securing the contribution has not been identified. Without 3<sup>rd</sup> party contributions the planned scheme will not go ahead in its current form. We recommend that the text is altered to the following:

*Coastal Partners, in partnership with Portsmouth City Council, Fareham Brough Council, The Environment Agency and Quadrant Estates developed plans to reduce the risk of flooding along the coastal stretch from Portchester Castle and Port Solent. However, the scheme requires significant funding to proceed which at time of writing has not been identified. Fareham Borough Council and*

*Portsmouth City Council remain committed to trying to reduce flood and coastal erosion to the existing communities and will investigate alternative delivery models for the future.*

*If funding is 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. Any future scheme is wholly reliant on government grant and 3<sup>rd</sup> party contributions. 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 and on Coastal Partners website: [www.coastalpartners.org.uk/project/portchester-to-paulsgrove](http://www.coastalpartners.org.uk/project/portchester-to-paulsgrove).*

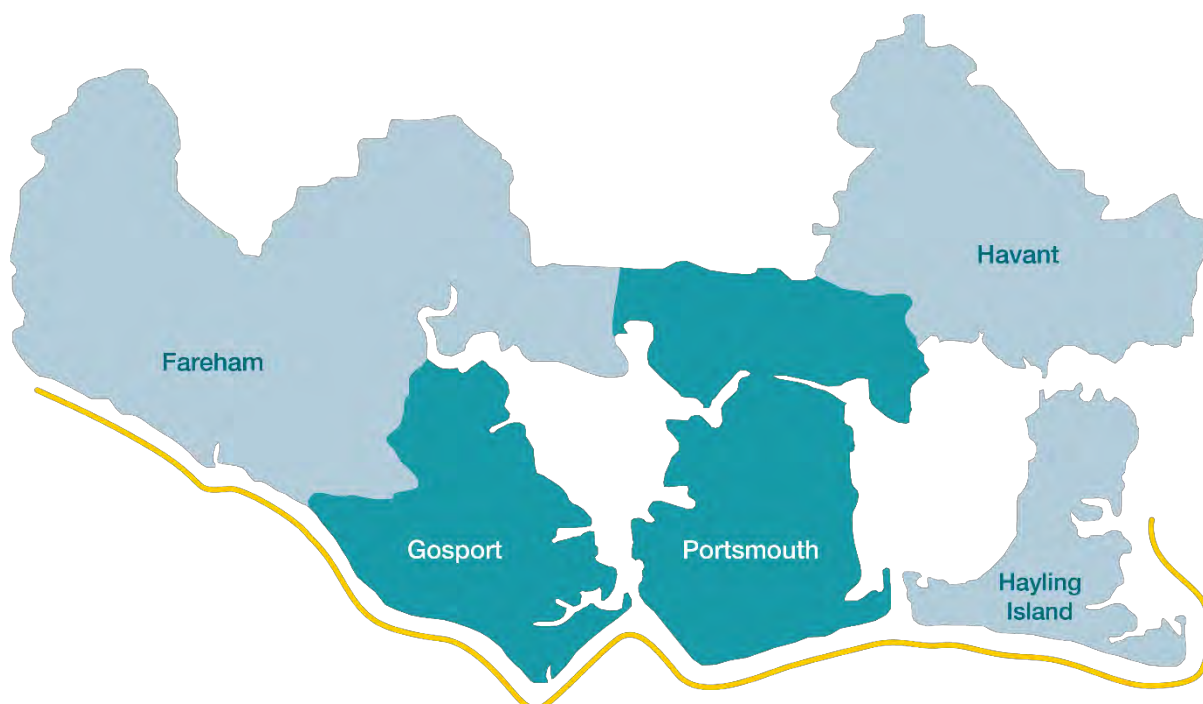
#### Eastern Solent Coastal Partnership

The local plan refers to the Eastern Solent Coastal Partnership (ESCP) throughout the local plan and in particular the Climate Change policy section. The ESCP rebranded in 2020 to Coastal Partners and therefore all references to the ESCP should be changed to Coastal Partners (CP).

#### Paragraph 8.28

Eastern Solent Coastal Partnership (ESCP) should be changed to Coastal Partners (CP).

The map shown as Figure 8.1 is now out of date. Below is a newer version which should be used instead. Please contact [coastal.team@havant.gov.uk](mailto:coastal.team@havant.gov.uk) if you would like the original file.



#### Paragraph 8.43

It is suggested the wording is changed to mirror that previously suggested.

*Coastal Partners, in partnership with Portsmouth City Council, Fareham Brough Council, The Environment Agency and Quadrant Estates developed plans to reduce the risk of flooding along the*

*coastal stretch from Portchester Castle and Port Solent. However, the scheme requires significant funding to proceed which at time of writing has not been identified. Fareham Borough Council and Portsmouth City Council remain committed to trying to reduce flood and coastal erosion to the existing communities and will investigate alternative delivery models for the future.*

#### Paragraph 8.44

Eastern Solent Coastal Partnership (ESCP) should be changed to Coastal Partners (CP).

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# Fareham Borough Council - Revised Publication Local Plan

## Coastal Partners Response

### Site Allocations:

We have reviewed the proposed residential site allocations and have the following comments to make.

#### HA01 – North and South of Greenaway Lane, Warsash

Whilst the site is not predicted to be at risk from a 1:200 or 1:1000 year extreme tidal flood event until at least 2115, the southwest of the site lies in close proximity to the scheme area of the Hook Lake Coastal Management Study, currently being undertaken by Coastal Partners on behalf of Fareham Borough Council. Due to the scale of the site and its proposed development, Coastal Partners wish to be kept informed of any progress made on the site. Access and egress for the site may also be impacted by flood risk from 2025.

#### HA07 - Warsash Maritime Academy

The western side of the site is currently located within Flood Zones 2 and 3 according to the Environment Agency's flood map for planning.

For information, the present day 1:200 year extreme tidal flood level for Southampton Water is 3.1 mAOD, increasing to a predicted 4.2 mAOD by the year 2115, due to the effects of climate change. Therefore it is essential that climate change is taken into consideration when assessing flood risk at the site.

Currently the local plan site-specific requirements for Warsash Maritime Academy state that a 'flood risk assessment is required' and that 'development should avoid current flood zones 2 and 3'. This implies that only the existing mapped flood zones should be considered and does not leave scope for future versions or climate change.

Coastal Partners would recommend a wording change to avoid any ambiguity and ensure climate change is taken into consideration.

*'A flood risk assessment is required. Development should avoid Flood Zones 2 and 3 and the impacts of climate change should be taken into consideration. Appropriate measures should be put in place to manage flood risk and ensure safe access to the site or an area of safe refuge in times of flood. Such measures shall be retained and maintained thereafter throughout the lifetime of the development;'*

It should also be noted that the site is located in close proximity to the scheme area of the Hook Lake Coastal Management Study, currently being undertaken by Coastal Partners on behalf of Fareham Borough Council. Coastal Partners wish to be kept informed of any progress made on the site to determine any potential impacts on the project.

#### HA28 – 3-33 West Street, Portchester

The site is located within present day Flood Zones 2 & 3, therefore may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. A Flood Risk Assessment (FRA) will need to be submitted in support of any application for development of the site. Within this, we would expect to include:

- The sources of flooding which could affect the site, to include tidal, fluvial, groundwater and surface water flooding, along with the likelihood of each occurring;
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#### HA43 – Corner of Station Road, Portchester

The site borders present day Flood Zones 2 & 3, whilst access and egress along Station Road and Hill Street are shown to lie partially within Flood Zones 2 and 3 and may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. The southeast of the site is shown to be increasingly affected by climate change from 2025. A Flood Risk Assessment (FRA) is recommended to be submitted in support of any application for development of the site.

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#### Strategic Policy CC1: Climate Change

##### Paragraph 8.17

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The paragraph discusses the coastal defences from Portchester Castle to Port Solent and the Portchester to Paulsgrove scheme. The wording suggests that the scheme is currently in development which is misleading. The scheme relied heavily on the prospect that significant contributions to the detailed design and construction and despite intensive negotiations between Portsmouth City Council and the private developer, a mutually agreeable method for securing the contribution has not been identified. Without 3<sup>rd</sup> party contributions the planned scheme will not go ahead in its current form. We recommend that the text is altered to the following:

*Coastal Partners, in partnership with Portsmouth City Council, Fareham Brough Council, The Environment Agency and Quadrant Estates developed plans to reduce the risk of flooding along the coastal stretch from Portchester Castle and Port Solent. However, the scheme requires significant funding to proceed which at time of writing has not been identified. Fareham Borough Council and*

*Portsmouth City Council remain committed to trying to reduce flood and coastal erosion to the existing communities and will investigate alternative delivery models for the future.*

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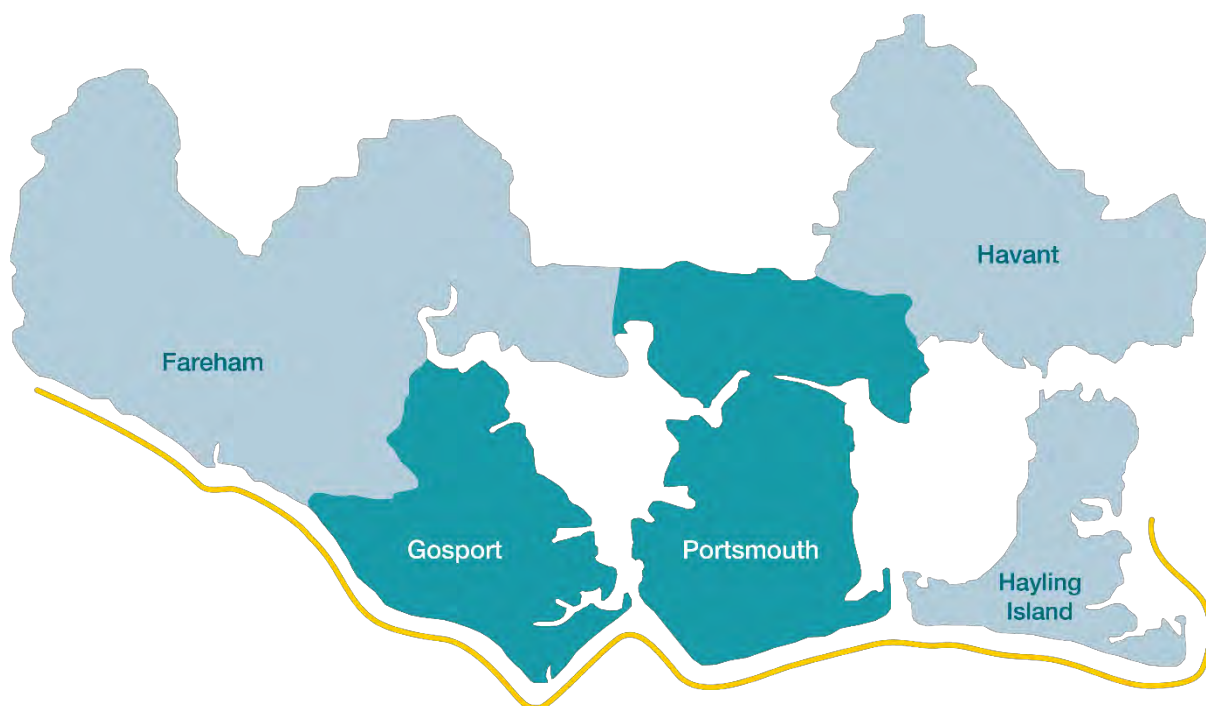
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Date: 29 July 2021  
Our ref: 357301  
Your ref: N/A



Planning Strategy Team  
Fareham Borough Council

**BY EMAIL ONLY**



Dear Sir/Madam

### **Regulation 19 Local Plan Consultation (18<sup>th</sup> June – 30<sup>th</sup> July 2021)**

Thank you for your consultation on the above dated 18 June 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Council's approach to achieving sustainable development through its Local Plan, particularly through its suite of Natural Environment policies that include protection of internationally, nationally and locally designated sites, the enhancement of the local ecological network and the requirement for biodiversity net gain.

It is welcomed that many policies have been updated that incorporate our previous advice. Please see below for our comments on the Regulation 19 Local Plan and supporting Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA).

This response is subsequent to our comments provided on the 18<sup>th</sup> December 2020 to inform a previous iteration of the Regulation 19 consultation process, which ran from the 6<sup>th</sup> November 2020 to the 18<sup>th</sup> December 2020.

### **Policy CC2: Managing Flood Risk and Sustainable Drainage Systems**

It is welcomed that the revised policy outlines that where a development drains to a protected site(s), an additional treatment component (i.e over and above that required for standard discharges) may be required.

It is recommended the Policy also makes clear that where SuDS are proposed as a fundamental part of Habitat sites mitigation, developments will need to demonstrate the long-term (in perpetuity) monitoring, maintenance/replacement, and funding arrangements.

### **Policy NE2: Biodiversity Net Gain**

It is noted that section 9.32 now states that 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.

[Biodiversity Metric 3.0](#) was published in July 2021. We advise that the Policy is updated accordingly and that this metric is used to measure gains and losses to biodiversity resulting from development, and implement development plan policies on biodiversity net gain.

We recommend that the local plan policy should align as closely with the Environment Bill and anticipated framework for mandatory net gain as possible and that the Policy confirms the intention for a Supplementary Planning Document (SPD) to be developed to provide further detail within an appropriate timescale.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

Solent Wader and Brent Goose mapping (as provided on the SWBGS [website](#)) may be subject to change over the plan period, therefore it is recommended the Policy ensures the latest mapping is sought in advance of determining planning applications.

We advise that developments affecting SPA supporting habitat should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase. In particular, noise disturbance should be addressed by avoiding works over 69dB during winter months (as per our advice on applications).

With regards to collection of financial contributions to address impacts on SPA supporting habitat (specifically Secondary and Low Use sites), it is recommended that the Local Plan identifies some suitable projects to which funds can be directed to ensure the protection and enhancement of the wider SWBG network.

#### **Employment Allocation: E4: Solent 2**

It is welcomed that the wording has been updated to require development to demonstrate 'compliance with Strategic Policy NE1 with regards to impacts on the local ecological network'. We refer you to our previous advice that the Policy should also outline that 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, rather than just specifying protected trees, that seeks to enhance and connect habitat in the locality.

#### **Other Policies**

Please refer to advice within our previous letter with regards to Policies DS1, CC1, CC3, NE5, D4 and Housing Allocation Policies HA9, HA29, HA31, HA37, HA38, HA42.

Please note, under Policy CC3: Coastal Change Management Areas (CCMAs) the reference to the 'English Coast Path' should be updated to the 'England Coast Path'.

#### **Comments on the Habitats Regulations Assessment (HRA)**

These comments relate to the document: Habitats Regulations Assessment for the Fareham Borough Local Plan 2037; Screening and Appropriate Assessment Report for the Revised Publication Local Plan, May 2021 by Urban Edge Environmental Consulting.

- *Recreational disturbance- New Forest designated sites*

We welcome the fact that consideration of recreational disturbance to the New Forest SPA, SAC and Ramsar sites has been updated, with sections 6.4.18 to 6.4.20 referencing recent analysis of the New Forest 'zone of influence' (Footprint Ecology, February 2021). The report is based on [recent visitor survey reports](#) published in 2020 that conclude that new residential development within a 13.8km buffer zone of the New Forest designated sites is likely to have a significant effect on the sites via recreational disturbance, alone and/or in combination with other plans or projects.



The report suggests that the borough of Fareham is excluded from the 13.8km zone based on low average visitor rates in comparison to local authorities further west, and relatively low visit rates derived from the onsite survey data. It also recommends that large developments of around 200 or more dwellings within 15km of the New Forest sites should be subject to project HRA and mitigation may be required. The revised local plan HRA reflects this recommendation.

However, although the average visit rate for the borough is lower than that for neighbouring Eastleigh, it is notable that postcode data resulting from the telephone survey show visit frequencies in the western parts of Fareham are similar to those in the neighbouring borough of Eastleigh, suggesting the visit rate from these areas are higher than the average visit rate applied to the whole borough. Clearly, visitors do originate from these areas of Fareham and it is Natural England's view that they are likely to contribute to an in-combination effect on the sites. Therefore, to ensure the necessary certainty required under the Habitats Regulations that the Plan will appropriately address the impact, it is advised that the 13.8km zone is applied within the borough of Fareham to ensure all new development coming through in that area provide appropriate mitigation. (Please note that large development within 15km should also still be subject to HRA for this impact pathway.)

It is advised that your authority works in close collaboration with other affected local authorities within and surrounding the New Forest designated sites which share a commitment to develop a strategic, cross-boundary approach to habitat mitigation for the New Forest SPA/SAC/Ramsar. Natural England recommend such a strategy incorporates a package of measures including provision of suitable alternative green spaces and networks, and direct measures on the sites such as access management, education and communication, wardening, and importantly, monitoring. Monitoring work (of visitor patterns and ecological features of the sites) will be important to further the evidence base on which mitigation strategies can be updated.

In advance of such a strategy being agreed and adopted, Natural England advise the Council to implement a suitable interim strategy that ensures adverse effects from live development coming through the local plan period will be avoided. This may include measures as described above. Financial contributions can be directed towards the New Forest National Park Authority's (NFNPA) [Habitat Mitigation Scheme](#) that will enable the authority to deliver site specific mitigation measures on behalf of developments; such an approach would provide a certain and robust means to addressing the effects of recreational disturbance via direct measures at the protected sites. It is recommended that suitable levels of contribution are agreed with the NFNPA.

Natural England are committed to continue working with Fareham Borough Council and other affected local authorities to develop a strategic approach to addressing recreational impacts from new development on the New Forest designated sites.

- *Water quality – nutrients*

The nitrogen budget arising from the Local Plan has been revised down from 2,536.99 kg/TN/yr to 2,182.62 kg/TN/yr and the HRA has been updated to reflect this.

We note that Appendix 3 of the HRA includes a Technical Note by Urban Edge Environmental Consulting prepared in May 2021. This includes a breakdown of the site allocations to calculate this total nitrogen figure. Amongst other updates, the recent decrease in budget appears to be mainly due to the following amendments as shown in Table 1:

- HA55 Land South of Longfield Avenue has been reduced from -105.80 to -672.54 kg/TN/yr
- H54 Land at Oakcroft Lane has been included, with a -134.67 kg/TN/yr budget
- HA56 Land West of Downend Road has been included, with a -142.10 kg/TN/yr budget.

Table 1 references the 20% precautionary buffer. Please note that this buffer should only be applied to sites with a positive nitrogen budget. The overall budget figure may need updating in light of this.

Section 4 of this Technical Note discusses potential nutrient mitigation schemes. With regards to the number of nitrogen credits likely to be available from these, it is recommended that latest figures are



sought in advance of further work involving these schemes. Further information can be found on the [PfSH webpages](#).

- *SWBGS 2021 Updates*

We note that section 6.8.1 now refers to SWBGS site F13 as a Secondary Support Area, in line with the published SWBGS mapping update earlier this year. This is also reflected in Figures 6.18 and 6.19 which map the SWBGS sites within the Fareham Local Plan.

It appears that site-specific impacts on SPA supporting habitat (as identified on the SWBGS mapping) have not been considered within the Appropriate Assessment for Solent and Southampton Water SPA and Ramsar site (i.e. Table 7.8), even though likely significant effects have been identified. This impact should be considered in more detail within the AA with an appropriate mitigation strategy outlined, linked to Policy NE5. It is advised that development address impacts in line with the SWBGS Guidance on Mitigation and Off-setting requirements (2018).

- *Water pollution impacts on designated sites*

In our previous response we noted that the Chichester and Langstone Harbours SPA/Ramsar sites, the Portsmouth Harbour SPA/Ramsar sites and the Solent and Dorset Coast SPA site were screened out of the appropriate assessment in relation to water pollution impacts. We welcome the fact that this impact is now screened in, and sections including 7.6.2 reference the source of potential water pollution impacts from some of the Housing Allocations.

### **Other Comments on the HRA**

- Table 6.10 refers to 'EU Sites' which are now referred to as 'Habitats sites' in the context of planning policy.
- Section 6.3.3 refers to the Eastern Solent Coastal Partnership, that are now the Coastal Partners.

### **Comments on the SA**

These comments relate to the document: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037; Sustainability Report for the Revised Publication Local Plan, May 2021 by Urban Edge Consulting

### **SEA Objective SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change**

As per our previous consultation response, it is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.

We note from Appendix B, the Analysis of Consultation Responses, that this is being considered and may be added in the Post Adoption Statement.

### **SEA Objective SA7: To Conserve and Enhance Biodiversity and Geodiversity**

We welcome the amendment to the title of this objective to include geodiversity, as per our previous consultation response.

We previously suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible

Natural Greenspace Standard (ANGSt). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring. In response to this, we note that the Analysis of Consultations responses states that this is being considered and may be added in the Post Adoption Statement.

We would be very happy to comment further as the plan process progresses. If you have any queries relating to the detail in this letter please contact me on ~~07302 20000~~.

Yours faithfully

Mary Andrew  
Sustainable Development Lead Adviser  
Natural England- Thames Solent Team

# Fareham Borough Council - Revised Publication Local Plan

## Coastal Partners Response

### Site Allocations:

We have reviewed the proposed residential site allocations and have the following comments to make.

#### HA01 – North and South of Greenaway Lane, Warsash

Whilst the site is not predicted to be at risk from a 1:200 or 1:1000 year extreme tidal flood event until at least 2115, the southwest of the site lies in close proximity to the scheme area of the Hook Lake Coastal Management Study, currently being undertaken by Coastal Partners on behalf of Fareham Borough Council. Due to the scale of the site and its proposed development, Coastal Partners wish to be kept informed of any progress made on the site. Access and egress for the site may also be impacted by flood risk from 2025.

#### HA07 - Warsash Maritime Academy

The western side of the site is currently located within Flood Zones 2 and 3 according to the Environment Agency's flood map for planning.

For information, the present day 1:200 year extreme tidal flood level for Southampton Water is 3.1 mAOD, increasing to a predicted 4.2 mAOD by the year 2115, due to the effects of climate change. Therefore it is essential that climate change is taken into consideration when assessing flood risk at the site.

Currently the local plan site-specific requirements for Warsash Maritime Academy state that a 'flood risk assessment is required' and that 'development should avoid current flood zones 2 and 3'. This implies that only the existing mapped flood zones should be considered and does not leave scope for future versions or climate change.

Coastal Partners would recommend a wording change to avoid any ambiguity and ensure climate change is taken into consideration.

*'A flood risk assessment is required. Development should avoid Flood Zones 2 and 3 and the impacts of climate change should be taken into consideration. Appropriate measures should be put in place to manage flood risk and ensure safe access to the site or an area of safe refuge in times of flood. Such measures shall be retained and maintained thereafter throughout the lifetime of the development;'*

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#### HA28 – 3-33 West Street, Portchester

The site is located within present day Flood Zones 2 & 3, therefore may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. A Flood Risk Assessment (FRA) will need to be submitted in support of any application for development of the site. Within this, we would expect to include:

- The sources of flooding which could affect the site, to include tidal, fluvial, groundwater and surface water flooding, along with the likelihood of each occurring;
- How flood risk at the site is predicted to increase with climate change and how this will be mitigated;
- Demonstration of safe access and egress routes for the site;
- The existing ground levels of the development site, the predicted tidal flood levels for the site area and evidence that the finished floor levels (FFLs) have been set with these in mind (all in metres above ordnance datum – mAOD);
- How the residual flood risk will be mitigated over the lifetime of the development, including the incorporation of flood resistance and resilience measures, where appropriate, and the preparation of a Flood Warning & Evacuation Plan, in accordance with advice from the Environment Agency.

#### HA43 – Corner of Station Road, Portchester

The site borders present day Flood Zones 2 & 3, whilst access and egress along Station Road and Hill Street are shown to lie partially within Flood Zones 2 and 3 and may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. The southeast of the site is shown to be increasingly affected by climate change from 2025. A Flood Risk Assessment (FRA) is recommended to be submitted in support of any application for development of the site.

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##### Paragraph 8.17

The local plan states that a Flood Risk Assessment (FRA) is required for all development within flood zone 2 and 3 which is in line with the NPPF. However, some sites may not be in current flood zone 2 or 3 but with climate change are indicated to be at risk as soon as 2025. Therefore it is recommended that *a FRA is required for all development within flood zone 2 and 3, or are shown to be within flood zone 2 or 3 as a result of climate change.*

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The paragraph discusses the coastal defences from Portchester Castle to Port Solent and the Portchester to Paulsgrove scheme. The wording suggests that the scheme is currently in development which is misleading. The scheme relied heavily on the prospect that significant contributions to the detailed design and construction and despite intensive negotiations between Portsmouth City Council and the private developer, a mutually agreeable method for securing the contribution has not been identified. Without 3<sup>rd</sup> party contributions the planned scheme will not go ahead in its current form. We recommend that the text is altered to the following:

*Coastal Partners, in partnership with Portsmouth City Council, Fareham Brough Council, The Environment Agency and Quadrant Estates developed plans to reduce the risk of flooding along the coastal stretch from Portchester Castle and Port Solent. However, the scheme requires significant funding to proceed which at time of writing has not been identified. Fareham Borough Council and*

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Dear Planning team,

Please consider these further comments regarding the Revised Publication Fareham Local Plan 2037 Regulation 19 Consultation documents. We advise that you take note of any relevant policies within the [South Marine Plan documents](#) in regard to areas and policies within the Revised Publication Local Plan that may impact upon the marine environment.

Our policies can be referred to as a guide, demonstrating your regard to the marine plans, under the [Marine and Coastal Access Act, 2009](#), and we suggest you make your own determination as to which policies are relevant. It is important to note that marine plan policies do not work in isolation, and decision-makers should consider a whole-plan approach.

We note that marine planning and the South Marine Plan is referred to within the Revised Publication Local Plan including a specific reference on how potential developers should take into account the South Marine Plan and its policies when considering development. It is positive that you have incorporated this as this is what we are looking for in Local Plans.

Should you require Marine Licences, please consider signposting to the Coastal Concordat. The Coastal Concordat requires each council to be signed up by 2021, as per the [25-Year Environment Plan](#):

“The government’s 25 Year Environment Plan includes a commitment for all local authorities with a coastal interest in England to be signed up to the coastal concordat by 2021. The concordat will be periodically reviewed, as was done in 2018 and 2019 to monitor the progress of this commitment.”

You may be interested to read the [three year report for the South Marine Plan](#) which has now been published.

Many thanks for the opportunity to comment.

I hope that previously you received our MMO standard response? If not, please see below:-

Thank you for including the Marine Management Organisation (MMO) in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO’s formal response.

Kind regards,

The Marine Management Organisation

### **Marine Management Organisation Functions**

The MMO is a non-departmental public body responsible for the management of England’s marine area on behalf of the UK government. The MMO’s delivery functions are: marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing grants.

### **Marine Planning and Local Plan development**

Under delegation from the Secretary of State for Environment, Food and Rural Affairs (the marine planning authority), the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan

will apply up to the Mean High Water Springs (MHWS) mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of MHWS, there will be an overlap with terrestrial plans, which generally extend to the Mean Low Water Springs (MLWS) mark. To work together in this overlap, the Department of Environment, Food and Rural Affairs (Defra) created the [Coastal Concordat](#). This is a framework enabling decision-makers to co-ordinate processes for coastal development consents. It is designed to streamline the process where multiple consents are required from numerous decision-makers, thereby saving time and resources. Defra encourage coastal authorities to sign up as it provides a road map to simplify the process of consenting a development, which may require both a terrestrial planning consent and a marine licence. Furthermore, marine plans inform and guide decision-makers on development in marine and coastal areas.

Under Section 58(3) of [Marine and Coastal Access Act \(MCAA\) 2009](#) all public authorities making decisions capable of affecting the UK marine area (but which are not for authorisation or enforcement) must have regard to the relevant marine plan and the UK [Marine Policy Statement](#). This includes local authorities developing planning documents for areas with a coastal influence. We advise that all marine plan objectives and policies are taken into consideration by local planning authorities when plan-making. It is important to note that individual marine plan policies do not work in isolation, and decision-makers should consider a whole-plan approach. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service: soundness self-assessment checklist](#). We have also produced a [guidance note](#) aimed at local authorities who wish to consider how local plans could have regard to marine plans. For any other information please contact your local marine planning officer. You can find their details on our [gov.uk page](#). See [this map on our website to locate](#) the marine plan areas in England. For further information on how to apply the marine plans and the subsequent policies, please visit our [Explore Marine Plans](#) online digital service.

The adoption of the [North East](#), [North West](#), [South East](#), and [South West Marine Plans](#) in 2021 follows the adoption of the [East Marine Plans](#) in 2014 and the [South Marine Plans](#) in 2018. All marine plans for English waters are a material consideration for public authorities with decision-making functions and provide a framework for integrated plan-led management.

### **Marine Licensing and consultation requests below MHWS**

Activities taking place below MHWS (which includes the tidal influence/limit of any river or estuary) may require a [marine licence](#) in accordance with the MCAA. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object. Activities between MHWS and MLWS may also require a local authority planning permission. Such permissions would need to be in accordance with the relevant marine plan under section 58(1) of the MCAA. Local authorities may wish to refer to our [marine licensing guide for local planning authorities](#) for more detailed information. We have produced a [guidance note](#) (worked example) on the decision-making process under S58(1) of MCAA,

which decision-makers may find useful. The licensing team can be contacted at: [marine.consents@marinemanagement.org.uk](mailto:marine.consents@marinemanagement.org.uk).

### **Consultation requests for development above MHWS**

If you are requesting a consultee response from the MMO on a planning application, which your authority considers will affect the UK marine area, please consider the following points:

- The UK Marine Policy Statement and relevant marine plan are material considerations for decision-making, but Local Plans may be a more relevant consideration in certain circumstances. This is because a marine plan is not a 'development plan' under the [Planning and Compulsory Purchase Act 2004](#). Local planning authorities will wish to consider this when determining whether a planning application above MHWS should be referred to the MMO for a consultee response.
- It is for the relevant decision-maker to ensure s58 of MCAA has been considered as part of the decision-making process. If a public authority takes a decision under s58(1) of MCAA that is not in accordance with a marine plan, then the authority must state its reasons under s58(2) of the same Act.
- If the MMO does not respond to specific consultation requests then please use the above guidance to assist in making a determination on any planning application.

### **Minerals and Waste Local Plans and Local Aggregate Assessments**

If you are consulting on a minerals and waste local plan or local aggregate assessment, the MMO recommends reference to marine aggregates, and to the documents below, to be included:

- The [Marine Policy Statement \(MPS\)](#), Section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK's) construction industry.
- The [National Planning Policy Framework \(NPPF\)](#), which sets out policies for national (England) construction mineral supply.
- [The minerals planning practice guidance](#) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- [The national and regional guidelines for aggregates provision in England 2005-2020](#) predict likely aggregate demand over this period, including marine supply.

The minerals planning practice guidance requires local mineral planning authorities to prepare Local Aggregate Assessments. These assessments must consider the

opportunities and constraints of all mineral supplies into their planning regions – including marine sources. This means that even land-locked counties may have to consider the role that marine-sourced supplies (delivered by rail or river) have – particularly where land-based resources are becoming increasingly constrained. If you wish to contact the MMO regarding our response, please email us at [consultations@marinemanagement.org.uk](mailto:consultations@marinemanagement.org.uk) or telephone us on 0208 0265 325.

Best wishes,

[Redacted]

**Sidonie Kenward MSc, MA | Marine Planner (South) | Marine Management Organisation**

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[Redacted]



29<sup>th</sup> July 2021

Mrs Anne-Marie Burdfield

16 Farnborough Road, Farnborough, Hampshire, GU14 6QY

Here are my responses to The Local Plan.

**Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation.**

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

**Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered.

There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**

**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

**Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets.** The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

**Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.**

**Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access** to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, **Page 54 suggests 7 new accesses onto** the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

**Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective."** This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HA1 sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind

## Occupancy Rates

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bed roomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## Carbon Reduction

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## Healthcare

**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.

**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil [REDACTED]  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

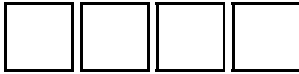
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.


All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

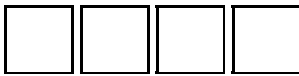
Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.


I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins



## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.



### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but NO targets have been set. The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.**

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed and may contain information which is privileged and/or confidential. If it has come to you in error, you must take no action based on it nor must you copy or show it to anyone.

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition. 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes these policies. It is unclear how any development could be contemplated in the Fareham Borough without need on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with that to protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as the policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was H Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift to Finally and critically sites identified as suitable for development but have not yet obtained planning permission HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. If 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards contribute There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Framework development within and adjacent to existing settlements and as part of area wide development strategies and are sustainable, appropriately planned and designed".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and of

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's c  
Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwat  
The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests c  
guidance in Fareham Today which includes the additional areas of" Legal Compliance" and "Duty to Cooperate"  
the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission  
HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community  
it is unsound.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.



## Further comments on the Fareham Local Plan

### which I have been unable to include in your too strict formatted comments form

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives.

Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as

well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

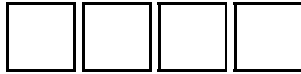
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.


All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.


I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins



## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.

### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed and may contain information which is privileged and/or confidential. If it has come to you in error, you must take no action based on it nor must you copy or show it to anyone.

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.



29<sup>th</sup> July 2021  
Mrs Anne-Marie Burdfield



Here are my responses to The Local Plan.

**Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation.**

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

**Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019,  
3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered.

There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**

**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

**Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets.** The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

**Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.**

**Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access** to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, **Page 54 suggests 7 new accesses onto** the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

**Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective."** This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HA1 sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind

## **Occupancy Rates**

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bedroomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## **Carbon Reduction**

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## **Healthcare**

**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)

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C

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&

r



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with the wording used in National Policy. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was HA1 singled out as an allocation and how was the Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and have submitted applications that the LPA have resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming their sites fit well with HA1 has now resulted in the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift toward the Developers.

Finally and critically sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community. These errors contained in the plan confirm that it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan which is extant. Para 4.8 Allows the LPA to consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in the extant 2015 Plan, page 38 ignores this, stating that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. It is an unfair distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). Therefore, another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Policy D3 para 11.44 which states "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".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

**B4a** What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and objections raised.

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's consultants. E.g., regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate" This is misleading and confusing to members of the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community. These errors contained in the plan confirm that it is unsound.

**B4b** How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

**B4c** Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

**B5a** If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

**B5b** Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

## Further comments on the Fareham Local Plan

### which I have been unable to include in your too strict formatted comments form

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives. Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and

Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## Comments on the Local Plan 2037

### Test of Soundness - Settlement Definition

- In the Foreword to the Publication Plan written by the Executive Member for Planning and Development states the vision of the Council to “distribute development across the Borough and achieve maximum community benefit from that development”.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan, alone contributes 832 dwellings to this number - 14%. This is not distributing “development across the Borough”. It is concentrating it in a small area of the Borough.
- As for “achieving maximum community benefit from that development”, the opposite will occur. An example is HA1 land to the north and south of Greenaway Lane. The 832 dwellings (14% of the total) “proposed” for this area will bring a minimum of 1,600 extra vehicles. The area is within a peninsula with only 3 roads in or out. It is already at maximum capacity for traffic. There are not enough school places at the moment. No new infrastructure is planned. There will be negative community effects.
- in the Foreword to the Publication Plan it states “greenfield sites are less favoured locations for development. Para 2.10 of the Publication Plan states “Fareham Borough will retain it’s identity, valued landscapes and settlement definition and will protect it’s natural, built and historic assets”.
- The proposed allocation of Policy HA1 (which is not in the current extant Local Plan) contradicts these aspirations and also those of Para 2.12 “Strategic Priorities” which “strive to maximise development within the urban area and away from the wider countryside and to create places that encourage healthier lifestyles”.
- Policy HA1 (currently Greenfield sites) is proposed to be re-designated as an urban area. This re-designation to urban status and the movement of the Settlement Boundary to encompass it is a blatant, stealthy manoeuvre by the Council which seems unethical and is done only to suit it’s own objectives.
- Strategic Priority 2 states “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”. Or, as the Council has done, re-designate countryside as urban where convenient.
- Strategic Policy DS1 (paras 3.36 and 5.6) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Policy HA1 calls for the efficient use of existing buildings to meet such need on a one for one replacement dwelling basis. Inconveniently for the Council, these conditions do not apply to HA1 so the Council has simply redrawn the urban boundary so green fields (an easy option for Developers) can be covered in houses.

- Looking at Policy HP4 Para 5.24, HA1 fails to meet criteria e) as the proposals for development will demonstrably have unacceptable environmental, amenity and traffic implications.

### **Test of Soundness - Infrastructure**

- Para 10.14 refers to the Local Plan Strategic Transport Assessment which at para 14.6 states “In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective”.
- However, the area HA1 isn’t assessed within the Local Plan Strategic Transport Assessment so the statement above doesn’t apply to HA1 with 832 dwellings.
- Para 10.15 of the Publication Plan in the Transport plan actually doesn’t include an analysis of streets where the majority of the houses are proposed. When there are 832 new dwellings proposed in HA1 (14% of the total for Fareham) why hasn’t more consideration been given to this area in the Transport Assessment?
- With an average of two vehicles per dwelling, an additional 1,660 vehicles will be on local roads. There is existing congestion but there is no mention of any mitigation that will be required to reduce this congestion now or by 2037.
- The Publication Plan fails the Test of Soundness by not being inclusive of all areas and not being Positively Prepared in this regard.
- Policy HA1 on page 53 refers to traffic routes and despite their being a Planning Decision to limit access onto Greenaway Lane to 6 dwellings due to the narrowness of the Lane with no pavements and ditches along its length in places this has been removed. The Plan now proposes access for up to 140 dwellings through a widening of the Lane when there is actually no scope for widening.
- This will result in a very considerable impact on the countryside character of the Lane and to the safety of it’s non vehicular users.
- Page 54 suggests multiple new accesses onto the already busy Brook Lane some within a few hundred yards of each other. This number could have been reduced considerably had there been no piecemeal development a Masterplan for HA1 (discussed in detail below). The proximity and positioning of these access roads are a recipe for gridlock and accident black spots.
- Policy HA1, page 54, indicates the need for two junior football pitches to be provided. These are not shown in the plan for HA1. Probably because every greenfield site possible location is being covered in housing.

### **Test of Soundness - Housing Need Methodology**

- It is indicated at Para 3.27, fig 3.2, that there are 8 potential growth areas. These are not shown on the map. There is a lack of clarity.
- What is the definition of small scale development? Is it sites of less than 1 Ha or a development of not more than 4 units? Page 158 Policy HP2 is in conflict with Para 4.13.



- A contingency buffer of 1,094 dwellings has been made. However, Page 37 Paras 4.12 and 4.16 as well as Policy H1 shows that the Plan is heavily reliant on the certainty of delivery of the 3,610 dwellings at Welbourne by 2037.
- A previous version of the Publication Plan was scrapped because of a Government change of Housing need methodology. The Government is currently debating a White Paper on “Planning for the Future” which would change the housing need methodology again. Para 4.2 describes the methodology used to calculate Fareham’s housing need on which the whole Plan is based. This Publication Plan is premature and risky as the outcome of the White Paper could change the methodology again.

#### **Test of Soundness - Occupancy Rates**

- The claims regarding occupancy rates in this Publication Plan are not used consistently in the Council’s own proposals and requirements. The Council argues for an average occupancy rate of 2.4 for a 4/5 bedroom house in regards to Nitrate budget calculations. Yet in Para 5.41 it is stated that the occupancy rates for affordable homes will be in the range of 4-6.

#### **Test of Soundness - Carbon Reduction**

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised there is a climate change emergency. The Council for the Protection of Rural England Hampshire believes it is therefore imperative that the Local Plans set ambitious targets and action plans with accountability for achievement in the reduction of carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant Local Plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development also needs to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval.

This is not routinely done in Planning Committee in Fareham and this Publication Plan should be embracing the opportunity to apply these requirements to all Planning Approvals going forward.

- Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets. It does not state what the target should be it refers to individual developments power generation rather than what each development should achieve over and above Building Regulations requirements. The Plan is not positively prepared.
- Similarly in Para 11.35, the Council does not have a sound and effective approach to carbon emissions reduction in the Borough.
- Policy CC1 describes Green Infrastructure but the Borough does not have a Green Belt and non is planned.

#### **Test of Soundness - Healthcare**

Para 10.27 in the Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards. There is no scope to do this.

## **Complies with Need to Cooperate - Housing Need Methodology**

Para 4.6. In agreeing to take up a shortfall of 900 homes from Portsmouth, Fareham Council are taking a big risk. We await the Government's response to last year's consultation on the planning White Paper, Planning for the Future, which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## **Matters of Legal Compliance - Community Involvement**

- The residents have challenged the Council in the High Court of Justice in May 2021 and won their case the judge confirmed the following points: a) that the Council acted unlawfully and unfairly towards the residents. The residents evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council. b) that the Planning Committee failed to grapple with the residents request for a deferment. He further stated the "judgement needs to be shared with everyone concerned within the Council in this case, as their are lessons to be learnt from this".
- The Court action was funded by the residents, and costs were considerable, which shows the strength of feeling. The Council, of course, paid out of public funds.
- The residents have been ignored consistently. Since 2017 there have been protest marches, deputations and objections. A petition against the various versions of Draft Local Plans exceeded the required number of signatures needed to trigger a Full Council meeting debate but a debate was refused. The residents raised a challenge to this to the Council's Scrutiny Board but the refusal still stood. To date no debate regarding the petition has taken place.
- The residents have provided community generated evidence to the Council but this has not been considered as good as the desk exercise evidence provided by the Developers. Examples of the community generated evidence ignored by the Council includes evidence on previous land use which has shown that the previous use of land used by the Developer's to calculate their Nitrate budget is incorrect and traffic survey results produced by the residents and Community Speedwatch teams were simply dismissed. This is discriminatory.
- it has been found and confirmed by the Council that the Publication Plan contains errors. The errors are as follows: a) there are sites not included from page 74 of the SHELAA and also on page 52 of the Plan. b) some sites included on page 52 of the Plan have been included in error. c) the addendum on page 56 of the Plan includes an incorrect address. d) perhaps the worst error is that sites identified as suitable for development but which have not yet obtained planning permission are excluded from the total numbers given for HA1. The residents cannot therefore properly establish the impact of this Plan on their community. A Publication Plan containing such large errors relating to the number of properties to be built is Unsound.
- The Introduction to the Publication Plan, Page 1 Para 1.5, states that representations should focus solely on "Tests of Soundness". However, the guidance given in Fareham Today contradicts this and specifies two other areas to focus on, namely "Legal Compliance" and "Duty to Cooperate". A further error in the Plan and misleading and confusing to residents of the Borough wishing to comment on the Plan.

## **Matters of Legal Compliance - Housing Allocations**

- please refer to my para 3 above relating to the errors in this Publication Plan regarding housing numbers. The Publication Plan is Unsound with respect to housing numbers and therefore also housing allocations.
- Para 1.16 of the Publication Plan makes no mention at all of the 2017 Unadopted Draft Local Plan which never came into effect. This Unadopted Plan is what sparked the resident's petition, marches and huge numbers of objections because the area known as HA1 first appeared in the 2017 Plan proposing over 800 houses in one small area which is Warsash. An area with no infrastructure in any respect to support such an expansion.
- In this Publication Plan Officers confirm it is the previous 2015 Plan which is extant. Para 4.8 allows the Council to consider housing sites allocated in the previous adopted Local Plan. As

already established, HA1 did not feature in the 2015 Plan so HA1 should not appear in this Publication Plan.

- However, Page 38 of the Publication Plan ignores this fact stating that HA1 and other sites local to HA1 are included.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan) alone contributes 832 dwellings to this number - 14%. This is an unfair distribution of housing allocation
- Further, within HA1 (which is not urban but consists of greenfield sites cheek by jowl with each other) there is no inter connectivity between the sites. All Developers are working in complete isolation to one another resulting in piecemeal development and an unnecessary number of access roads. The Council have failed to implement a "Masterplan" which should have considered the wider picture. Developers are not required to consider the site next door and therefore don't.
- This is contrary to Design Policy D3 para 11.44 which states "Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and master plans is vital to ensure that developments are sustainable, appropriately planned and designed"
- A further Environmental Impact Assessment must be conducted showing the cumulative effect of HA1 in it's entirety.
- in this Publication Plan, Para 4.19 Housing Policies, there are a large number of allocations that are no longer proposed, namely HA 2, 5, 6, 8, 11, 14, 16, 18, 20, 21, and 25. Why was it decided to leave HA1 in as an allocation? How was the Objectively Assessed Housing Need arrived at for HA1?
- The Council's decision to propose HA1 within the now irrelevant 2017 Local Plan, has been taken advantage of by Developers who have submitted numerous applications. The Council within Planning Committee have resolved to grant permission on many of the sites already and advanced preparation for building has commenced on a number of them. This is ahead of the Publication Plan being approved.
- Other Developers have been claiming their sites fit well within HA1. This has resulted in the Council adjusting the boundaries of HA1 to accommodate them. Turning what was designated as Countryside into land for development in the process. A power shift towards the Developers it would seem. The Council is willing to listen to Developers but not to the residents of the Borough.

#### **Matters of Legal Compliance - Habitats Directive and biodiversity**

- The Habitats Directive Strategic Policy NE1 requires designated sites be protected and ENHANCED. The Publication Plan Para 9.51 states that the Council as the Local Planning Authority is (merely) aspiring to Nitrate Neutrality. On page 247, Para 9.54 it is indicated that proposals for development should provide a net REDUCTION in eutrophication for the designated sites in an unfavourable condition so as to restore conditions to favourable. Nowhere does the authority require ENHANCEMENT.
- Para 9.50 (NE4) of the Publication Plan confirms the lesser requirement by stating that permissions will be granted when the integrity of designated sites is maintained. No IMPROVEMENT is required for permission to be granted.
- Policy D4 states that the Council will only "seek to improve water quality".
- It is clear that the Local Planning Authority's watered down approach contravenes the Habitats Directive. Given the proximity of the SAC and RAMSAR protected sites to the proposed developments in the Borough (particularly to the Western Wards and HA1 sites) it is not clear how any development could be considered without negatively impacting the protected sites.
- Based on the proximity of the Western Wards and HA1 to the protected sites the deliverability of the proposed developments whilst properly satisfying the Habitats Directive is questionable.

- all the Developments in the Western Wards and HA1 are obtaining nitrate neutrality by purchasing “nitrate credits” from a site on the Isle of Wight owned by the Hants and Isle of Wight Trust which is being re-wilded. (A process that is going to take approximately over ten years). Therefore the protected sites will obtain no benefit from the so called nitrate neutrality of the developments. With this third party approach, water quality in the Solent will not be improved and the designated sites condition (currently unfavourable) cannot be maintained or improved. The approach is flawed.
- Habitats Regulation Assessment. Natural England advise that it is the responsibility of the Local Planning Authority to fulfil it’s legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). This surely cannot be achieved by buying nitrate credits from the Isle of Wight. to offset the harmful nutrients generated by residential developments in, say, HA1.
- Given the above legal responsibility, The “Introduction” in Para 1.45 surprisingly does not make any mention of the protected sites in and around the Solent.
- in May 2021 in the High Court the judge stated that the Natural England advice note will need to be reviewed in the light of his judgement. He added the judgement should not be interpreted as giving the advice note a clean bill of health. Thus, the Local Planning Authority is not complying with something that is of itself not advice that is robust enough.
- Strategic Policies NE1 and NE2. Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea for a number of years. This is despite having protected designated sites in our waters which skirt the whole of Fareham Borough Council. This policy of Southern Water’s was discovered as part of the Environment Agency’s largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this is addressed the unfavourable condition of the Solent and in particular the protected designated sites cannot be improved.
- The Borough does not have the sewage treatment capacity to cope with all the new building developments. The Solent SAC, SPA and RAMSAR cannot be protected and their quality improved until the capacity for the treatment of raw sewage is addressed. This issue is not dealt with in this Publication Plan but it is absolutely key to resolve sewage treatment before any building should go ahead.

29<sup>th</sup> July 2021

Mrs Anne-Marie Burdfield

16 Farnborough Road, Farnborough, Hampshire, GU14 6DY

Here are my responses to The Local Plan.

**Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation.**

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

**Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered.

There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**

**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

**Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets.** The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

**Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.**

**Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access** to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, **Page 54 suggests 7 new accesses onto** the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

**Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective."** This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HA1 sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind



## **Occupancy Rates**

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bedroomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## **Carbon Reduction**

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## **Healthcare**

**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.

30<sup>th</sup> July 2021

FAO: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

**Fareham Local Plan 2037 Publication**  
**Revised Version Consultation**

Dear Sirs,

Please find attached comments from CPRE Hampshire regarding the Revised Version of the submission Fareham Local Plan 2037. We have only commented on those changes highlighted in red in the Revised Version and assume that our comments remain extant as per our submission on 15<sup>th</sup> December 2020. Our submission is attached as Appendix A.

It is important to state that it seems extremely strange to be filling in these arduous forms yet again. For those of us who are volunteers this is an onerous and time-consuming process, all done in our own free time.

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG for its housing numbers. CPRE Hampshire fundamentally rejects the use of out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG. We expect that the 2021 Census will confirm that the 2018-based projections have more validity and combined with the likely changes in demographics following Brexit and Covid, that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan. The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PfSH Spatial Strategy.

Furthermore, there has been challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation has asked ONS to make some more checks on this aspect of their projections. This is particularly relevant as the Fareham Local Plan seeks to take some housing for Portsmouth, which may not be required. Documents are attached as Appendices which relate to this matter.

We reiterate that CPRE Hampshire is extremely pleased to see that Fareham BC have approached their new Local Plan from a landscape-based perspective, a process which we wholly support. Furthermore, we fully endorse Fareham BC's inclusion of a Climate Change policy, which must underpin all other policies and spatial planning, but believe it could be more front and centre, as has been recommended by the most recent NPPF July 2021.

And we remain disappointed that there still seems to be no mention of a potential new South Hampshire **Green Belt** in this Revised Submission Version. In an earlier consultation by Fareham BC in July 2019, there were a number of mentions of this option, notably in Section 10c regarding the Meon Valley, where it said: "The Council will also be working with PUSH to consider the potential for greenbelt land across local authority

areas, and there could be scope for this area to become part of a South Hampshire greenbelt.” As CPRE Hampshire has long campaigned for a sub-regional area of restraint in order to encourage urban regeneration and prevent sprawl, this was very much welcomed. Sadly, this does not seem to have been included in the either the December 2020 Reg 19 document or this Revised Version, and we consider its exclusion to be a significant wasted opportunity, as the NPPF allows local authorities to designate Green Belt as part of the Local Plan process. It has been agreed that the PFSH authorities are to consider a new Green Belt as part of their forthcoming Statement of Common Ground, and we would have hoped to see Fareham BC leading the way.

CPRE Hampshire has completed Response forms for individual policies which have been changed since December 2020 and these are attached below this letter. We reiterate that our comments from December 2020 are still considered relevant for policies which are unchanged and assume they will also be passed to the Inspector. Our December 2020 submission is attached as Appendix A.

Yours faithfully,

Caroline Dibden  
Vice-President  
CPRE Hampshire



The countryside charity  
Hampshire

**Attachments:**

Appendix A – CPRE Hampshire Submission to Fareham Local Plan 2037, previous Reg 19 version, dated 15<sup>th</sup> December 2020

Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021

Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021

A1 Is an Agent appointed:

**No, an agent is not appointed**

A2 Please provide your details below:

Title:

**Mrs**

First Name:

**Caroline**

Last Name:

**Dibden**

Job Title:

**Vice-President**

Organisation:

**CPRE Hampshire, the countryside charity**

Address:

Telephone:

Email Address:

## **POLICY H1: Housing Provision**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 4.1 to 4.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy H1: Housing Provision**

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**NO**

### B3 Please provide details you have to support your answers above

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG to calculate its so-called housing need numbers. CPRE Hampshire fundamentally rejects the using out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG.

We expect that the 2021 Census will confirm that the 2018-based projections have more validity, and this will only be reinforced by likely changes in demographics following Brexit and Covid-19. We suggest that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan.

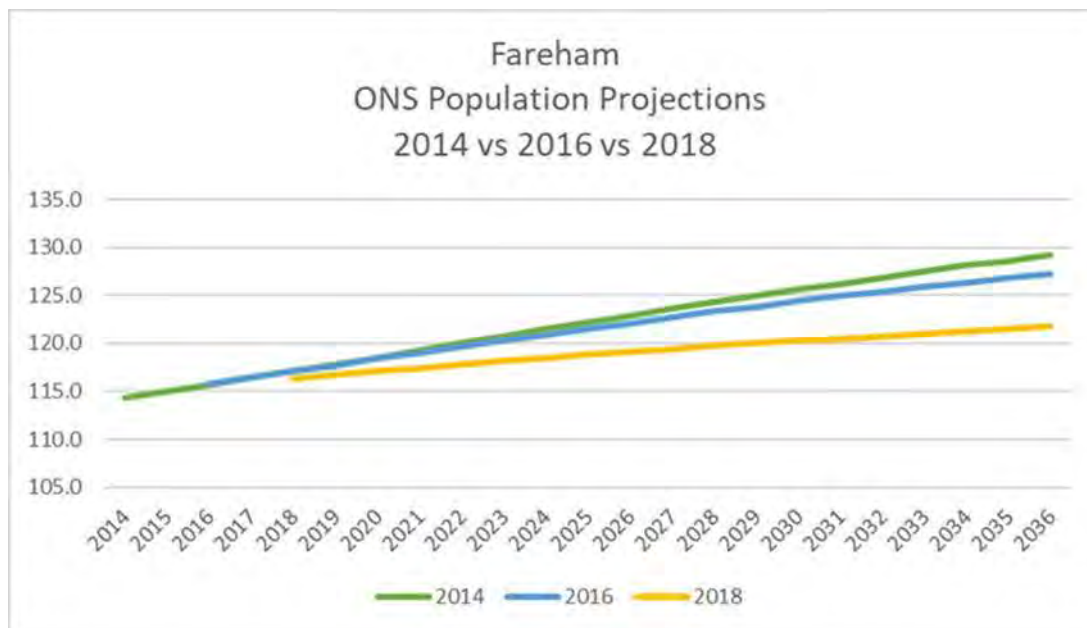
Graph H1\_1 below shows the substantial differences in population by using the differing projections for Fareham. Using the most up-to-date data for Fareham would result in an annual housing need of 327, even lower than that expected in the abortive previous Regulation 19 Version Local Plan of December 2020. This difference is so significant, that several large sites in Strategic Gaps might not be required. Over the 16 years of the plan period the comparative numbers are 8,656 with the 2014 projections, and 5,232 with the 2018 ones, a difference of 3,424 dwellings.

CPRE Hampshire therefore believes that Fareham and PFSH should use the latest base data on household projections (the 2018-based projections from the ONS) as it conforms with Para 31 of the NPPF "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

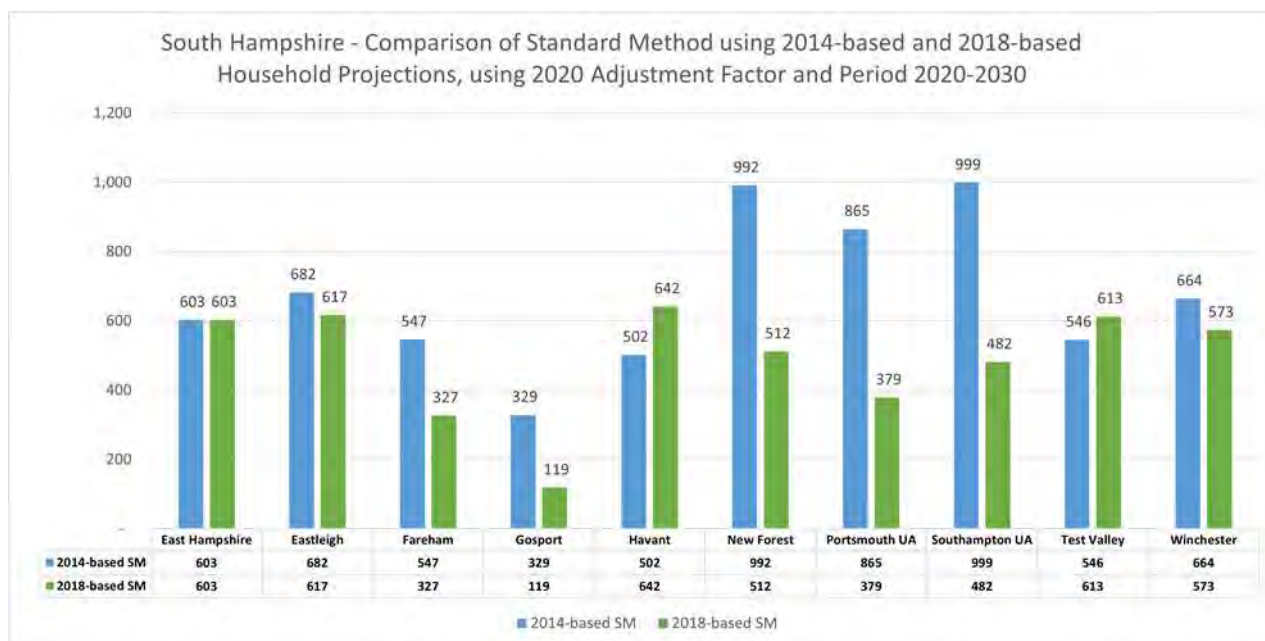
The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PFSH Spatial Strategy. As can be seen from the graph H1\_2 below, the outcome of the Standard Method using 2014 and 2018-based projections for all the South Hampshire local authorities shows a substantially lower requirement. Across the six most urban of the PFSH authorities (Southampton, Portsmouth, Gosport, Eastleigh, Havant and Fareham) the difference is some 1,358 dwellings fewer annually. Using the 2014-based projections for those 6 urban authorities gives a housing requirement of 3,924 dwellings but using 2018-projections only 2,566 dpa, not including the metropolitan uplift for Southampton. With a 35% uplift for Southampton, the 2014-based figure would be 4,274, and the 2018-figure would be 2,735, with a difference of 1,539 dpa; an even more extreme difference between the 2 projection dates.

We believe that this must be factored into the next PFSH Spatial Strategy. Notably Portsmouth, who have requested help from Fareham in meeting their housing need, would see a fall in requirements from 865 dpa to 379 dpa. Should this be borne out by the Census results, it is a nonsense for Portsmouth to require any housing to be accommodated by Fareham.

The impact of Brexit, Covid-19, and corresponding economic fallout, on migration patterns will remain unclear for some time, and it is therefore sensible to use a cautious approach to planning and development.



Graph H1\_1



Graph H1\_2 (excludes 35% uplift for Southampton)

Furthermore, there has been recent challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation (10<sup>th</sup> May 2021) has asked ONS to make some more checks on this aspect of their projections. Relevant papers are attached as Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021, and Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021.

In essence the issue relates to how students are handled in university cities. It seems that students have been “counted in” at the start of their studies, but not “counted out” at the end. This is particularly the case for foreign students, whose presence after university does not tie up with home office visa data and HESA destinations surveys.

The bulge in the apparent resulting population is also not corroborated by other data, such as doctor registrations, A&E attendance, new car registrations, school admissions, benefit claims, voter numbers, gas and electricity use etc. In the 50 cities likely to be impacted by these discrepancies, Southampton comes in 9<sup>th</sup> place, Portsmouth at 23<sup>rd</sup>.

The inclusion of Portsmouth is particularly relevant to the Fareham Local Plan, as it includes 900 dwellings for Portsmouth, which may not be required. Documents are attached as Appendices B and C which relate to this matter. Checking Portsmouth’s data shows that in 2019, births were lower by 484 than predicted by the 2014-based projections, and deaths were 172 higher. Over 16 years of the plan period, this simple calculation indicates that population might be overestimated by some 10,496 or very approximately 4,400 households.

In 2019, around 644 foreign students were apparently not counted out of the city, based on data from Home Office exit checks. HESA surveys indicate that some students will return to the UK, but only 18% of those who return are likely to remain in Portsmouth.

Significantly, for Fareham to agree to take unmet need from Portsmouth is premature, predating as it does any response from ONS to the request for a review from the Office of Statistics Regulation.

It is also clear that there remains a significant reliance on delivery of housing at Welborne, which is subject to a separate plan. Delays to infrastructure finding at Welborne could have an impact on Fareham’s overall strategy for delivery of its housing needs in the plan period.



B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Use ONS 2018-based household projections, giving 5,232 dpa. With a buffer of 10% this gives a requirement of 5,755 dpa.

Remove the requirement to take 900 dwellings from Portsmouth CC.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

Use of up-to-date data is in accordance with Para 31 of the NPPF.

B4c Your suggested revised wording of any policy or text:

Use 5,232 dpa as the annual housing need with a 10% buffer to give a requirement of **5,755 dpa**.

Simply remove the requirement to take housing from Portsmouth CC.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a recognised authoritative voice on Hampshire's housing numbers, the standard methodology and has been involved in this aspect of Fareham's Local Plans since the time of the South-East Plan in 2005, and the formation of PfSH (Partnership for South Hampshire).

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers and would like to appear at the hearing sessions to SUPPORT the use of the most up-to-date household projections.

**POLICY HA1: North and South of Greenaway Lane, Warsash**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Housing Allocation Policy: HA1 North and South of Greenaway Lane, Warsash

B1c Which part of the Policies Map?

Figure 4.1

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about the piecemeal development already seen, and proposed, in the Warsash area. Population growth in the 10 years 2009-2019 has reached 9% in Warsash and the western wards, while Fareham itself has only grown by 4%. As Warsash has no access to the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.1, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA1 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Para 127 of the NPPF states “Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.” It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities.

It is clear that the settlement policy boundaries have been moved to accommodate the applications pending for Warsash. This is not consistent with a plan-led approach but is simply reactive to a developer-led situation, and takes no account of the area’s defining features.

Para 22 of the new NPPF may require proposals for Warsash to be looked at over a 30 year period.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

More analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA1 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA1 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire, the countryside charity, has worked for some years with local campaign group Save Warsash and the Western Wards, and a number of our members will be affected by the proposals for such a large allocation of housing to one small settlement. We would like to take part in the hearing sessions to represent their concerns for initial choice of an unsustainable site, loss of countryside and open space in Warsash, and poor design due to lack of a masterplan.

**POLICY HA55: Land South of Longfield Avenue**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input checked="" type="checkbox"/>	A new housing allocation site	Go to B1d
<input checked="" type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Housing Allocation Policy: HA55 Land South of Longfield Avenue

B1c Which part of the Policies Map?

Figure 4.4

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about incursion of this proposed site into the Strategic Gap. It will significantly diminish the form and function of the Gap, and lead to an increasing perception of urbanisation in one of the few remaining open spaces between Gosport and Fareham. It is likely to have detrimental impacts upon the ecological network. We note that it has been moved from a green network opportunity to a non-statutory status in the Revised Version of Appendix C, Local Ecological Network Map.

The housing numbers include 900 homes from Portsmouth which CPRE Hampshire believes should be removed from Fareham's housing target. Were this to be done, it would weaken the justification for Fareham BC to allocate such a large site in the Gap. The need to allocate HA55 would be entirely unnecessary should the 2018-based household projections be used to calculate housing targets.

As the site is located some distance from the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.4, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA55 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Para 127 of the NPPF states "Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics." It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities, who have long opposed incursion into the Strategic Gap.

Para 22 of the new NPPF may require proposals for Longfield Road to be looked at over a 30-year period.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Remove HA55 from the list of allocations and remove the 900 houses which Fareham has agreed to take from Portsmouth.

In any event, more analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA55 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA55 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire believes that site HA55 represents an unnecessary incursion into the Strategic Gap and we would like to appear at the Hearings to further explain our case.

## **POLICY HP4: Five-year housing land supply**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 5.22 to 5.28**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy HP4: Five-year housing land supply**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The previous December 2020 version of **Policy HP4** stated “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, may be permitted where they meet all of the following criteria.....” The problem with this policy is that inadvertently it encourages the first choice of sites to be “outside the Urban Area”. CPRE Hampshire is sure that this is not what Fareham BC intends, and in any event it would not be in accordance with the councils own aspirations for a brownfield first approach, nor in accordance with the new NPPF Para 119, and is therefore unsound. NPPF July 2021 states “Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”



CPRE Hampshire suggests that to be in accordance with this aspiration, a sequential approach should be used, even in the event of a lack of a five-year housing land supply.

Our concerns regarding **Policy HP4** have been made much more critical as the word 'may' has been replaced with 'will' in the Revised Submission Version, so all such sites will essentially benefit from permission in principle, with no opportunity for Fareham BC to make any decisions based on sustainability.

The problem is exacerbated by the linkage of **Policy HP4** with **Policy DS1**, particularly **DS1 Criterion (e)** as discussed in CPRE Hampshire's submission in December 2020.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

**Policy HP4** should be rewritten to include a sequential approach, which "makes as much use as possible of suitable brownfield sites and underutilised land" as per Para 137 (a) of the NPPF.

The linkage of **Policy DS1 (e)** and **Policy HP4** should be removed.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers, and the five-year housing land supply, and would like to appear at the hearing sessions to discuss its impact on the Fareham Revised Submission Local Plan 2037.

## POLICY E1: Employment Land Provision

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 6.8 to 6.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy E1: Employment Land Provision**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The Revised Submission Plan has major changes to the Employment Provision section, referring to the Stantec Report of March 2021. Para 6.10 refers to the PPG for assessing floorspace needs, based on a labour demand model and past take-up. But it then goes on to say in Para 6.10.1 that past-take up would imply a negative need for office space and therefore this was not used in practice. However, this is perverse as not only were past take-up rates falling, but we now have the Class E permitted development rights and likely post-Covid changes in employment patterns, with more people working from home and having virtual meetings. It is to be expected that the lower requirement suggested by past take-up rates is likely to be accelerated rather than an under-estimate. To just say that the requirement within the Revised Local Plan is aspirational takes no account of current circumstances. This is then exacerbated by adding a so-called underdelivery over past years, despite falling take-up rates.

Para 6.20 states “The policies in this Local Plan secure an overprovision of approximately 121,000 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 choice in supply both in terms of time and type of employment space as set out in the NPPF and PPG.”

CPRE Hampshire suggests that not only was the Stantec assessment likely to be an overestimate of needs, but that to then allocate an over provision of 121,000 sq.m. is entirely unnecessary. Any cursory look at employment sites around South Hampshire shows large sites available for rent, and these should be used in advance of any new provision. This can be demonstrated by looking at websites such as Rightmove (<https://www.rightmove.co.uk/commercial-property-to-let/Fareham.html>) or Property Link (<https://propertylink.estatesgazette.com/commercial-property-for-rent/fareham>).

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Remove the over-provision of employment land.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire would like to appear at the hearing sessions to clarify why we do not believe that the proposed excessive over-provision of employment land is necessary.

## STRATEGIC POLICY CC1: Climate Change

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 8.1 to 8.10, 8.60**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy CC1: Climate change**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire generally SUPPORTS the approach taken by Fareham BC to Climate Change. But we believe that **Policy CC1, Criterion (a)** does not go far enough to encourage/enforce a truly sustainable pattern of development and is unlikely to lead to a meaningful reduction of emissions from private car use. The Revised Submission Version simply adds a comment in Criterion (e) about Building Regulations, but this is merely tinkering around the edges of what could and should be achieved.

Section 19(1A) of the Planning and Compulsory Purchase Act 2004 requires that a local authority's development plan documents must: (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

The new NPPF Para 152 further includes the requirement that “the planning system should support the transition to a low carbon future in a changing climate”, should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” and Footnote 53 “in line with the objectives and provisions of the Climate Change Act 2008.”

CPRE Hampshire believes that one of the most fundamental ways of combating the likelihood of adverse climate change, is to plan development where it can use better public transport and be less reliant on the car. The aspirations in **Policy CC1** are more about how development can respond to climate change, and rather less about how spatial planning of future development can help prevent it. We consider that this is a missed opportunity. According to Camilla Ween, Harvard Loeb Fellow, speaking on behalf of Transport for New Homes “Transport is responsible for about 26% of greenhouse gas emissions, much arising from personal car journeys. Our society will not be able to achieve the UN goals if we do not change the way we travel; that means we need to create new communities that are NOT car dependent. That means careful consideration of where new development is located, as well as how we design new communities, for example, places that are well connected with high quality public realm and movement infrastructure that encourage people to want to move to a car-free lifestyle.” It must be a fundamental tenet of the Fareham Local Plan that NO development should be permitted that relies on the car as its main means of access.

Nothing less than a drastic change to spatial strategy and a move away from South Hampshire’s historic pattern of sprawling suburbs will enable any meaningful contribution to the fight against adverse climate change. We owe it to future generations to do our utmost to shift patterns of behaviour that have become entrenched with the use of the private car. Even electric cars will not solve many of these issues as they still leave residues from tyres and fluids and are unsustainable in terms of battery manufacture.

We are aware that Client Earth wrote to the council in September 2019 to remind them of the legal obligations to address climate change and this objective clearly is in line with that requirement. We look forward to seeing the details of how the council will address climate change in the plan. In particular we would like to see clarity on detailed objectives and recognition of the need to measure progress against the objectives. Hampshire County Council have set out a very detailed plan with objectives on climate change and this may help Fareham BC when they are drawing up their own detailed plans. Ensuring new development is sustainable in terms of location and design will be central to achieving carbon neutrality. This is addressed above and below.

All policies, plans and decisions need to be measured against the objectives of the Climate Change Act 2008. The RTPI have studied this in their January 2021 report ‘NET ZERO TRANSPORT - The role of spatial planning and place-based solutions’. They say: “The planning system should also prioritise urban renewal that enables growth while achieving a substantial reduction in travel demand”.

It might also help to see the outcome of a study carried out by Cool Climate at the University of Berkeley to demonstrate the most substantive action local authorities can take to minimise greenhouse gases, Graph CC\_1. Although it used US cities for the study, the principles would apply just as much to Fareham, and showed the single most effective measure is to increase urban infill in preference to car-based development.

**Policy CC1** is therefore not legally complaint unless the large part of Fareham’s spatial strategy is geared to development around mass public transport hubs and avoiding sites which are car-dependant. It is clear that sites such as Policy HA1 would fail to meet this condition.

CPRE Hampshire recommends the checklist provided by Transport for New Homes, which sets out an objective approach to planning new housing areas without dependence on cars:

<https://www.transportfornewhomes.org.uk/wp-content/uploads/2019/10/checklist.pdf>

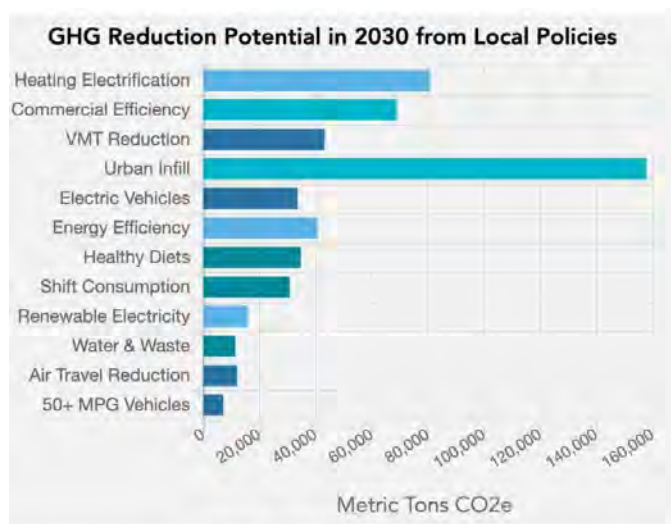


Figure 10: Cool Climate Network, 2018

Graph CC\_1

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy CC1, Criterion (a)** to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in accordance with Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF Para 152 in terms of shaping places that contribute to radical reductions in greenhouse emissions.

B4c Your suggested revised wording of any policy or text:

**Policy CC1 (a)** A development strategy that minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a more ambitious spatial strategy for planning housing in Fareham borough, such that it is located and designed appropriately around public transport hubs to minimise emissions and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy CC1** in this regard.

## **POLICY NE2: Biodiversity net gain**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 9.28 to 9.44**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy NE2: Biodiversity net gain**

B1c Which part of the Policies Map?

**The Local Ecological Network map in Appendix C**

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**YES**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The approach taken by Fareham BC is sound, and CPRE Hampshire SUPPORTS the requirement for biodiversity net gain as per the forthcoming Environment Act. However, we have significant concerns about the revised text in Para 9.32 about Fareham's ability to assess habitat condition and type, and to enforce any failure to achieve promised improvements. We refer you to the paper by Sophus Zu Ermgassen - *Exploring the ecological outcomes of mandatory biodiversity net gain using evidence from early-adopter jurisdictions in England*, June 2021

<https://conbio.onlinelibrary.wiley.com/doi/full/10.1111/conl.12820#>

And the Revised Plan needs to be updated in Para 9.35 and Footnote 85 to reflect the updated Defra Biodiversity Metric 3.0 which has recently been released.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning development, such that it is located and designed appropriately to see a net gain in biodiversity of the area and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy NE2** in this regard.



## **POLICY TIN1: Sustainable transport**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 10.1 to 10.11, 10.13**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy TIN1: Sustainable transport**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire SUPPORTS the approach taken by Fareham BC and consider **Policy TIN1** to be a good starting point. CPRE Hampshire recognises that Fareham BC aspire to have 'good growth' with existing and proposed transport corridors influencing choice of development, however we feel **Policy TIN1** does not go far enough. The Council should feel empowered to reject development which is not already located around, or can provide, public mass transit hubs, in particular the rail network. The policy as it stands does not give Fareham BC a sufficiently robust mechanism for achieving this. It is therefore unlikely to comply with the aspirations to meet climate change objectives as set out in **Policy CC1** or for air quality in **Policy NE8**.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy TIN1**, with an additional Criterion to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

CPRE Hampshire does not believe that the additional words added in the Revised Version in Para 10.13 are sufficiently robust to have any appreciable impact on reducing emissions, and do not give Fareham BC the powers to reject development with unsuitable transport provision.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The policy would then comply with climate change and air quality objectives, and with **Policy CC1**.

B4c Your suggested revised wording of any policy or text:

**Policy TIN1** Development will be permitted

**(d)** minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning housing, such that it is located and designed appropriately around public transport hubs to minimise emissions and impacts on climate change. We would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy TIN1** in this regard.

**POLICY D1: High quality design and place making**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Paragraphs 11.1 to 11.36

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

POLICY D1: High quality design and place making

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire welcomes the approach taken by Fareham BC towards high quality design in **Policy D1** but would like to see the inclusion of the words countryside and landscape into **Criterion (i)**. The omission of these words makes it inconsistent with **Strategic Policies DS1 and DS3** and therefore unsound.

The design quality of future developments starts with overall masterplanning and landscape context as well as specific building details. Fareham has seen a proliferation of poorly designed car dependant nondescript developments over recent years, and it is critical that major improvements are made for the future.

The Submission plan will need to be updated to take account of the National Model Design Codes and Para 132 of the NPPF which states that development that is not well designed should be refused permission, especially where it fails to reflect local design policies and government guidance on design.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Include the words countryside and landscape into **Criterion (i)**.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

This would then be in accordance with **Strategic Policies DS1 and DS3**. And would concur with the new NPPF Para 132.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire has many members in Fareham who are keenly interested in the design of future developments and would like to see major improvements over previous failures in design quality, which has historically resulted in large sprawling estates of car-dependant nondescript housing.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with the wording used in National Policy. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the policy seeks to enhance and reconnect ecological networks where they have been compromised.



B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was HA1 singled out as an allocation and how was the Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and have submitted applications that the LPA have resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming their sites fit well with HA1 has now resulted in the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift toward the Developers.

Finally and critically sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community. These errors contained in the plan confirm that it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan which is extant. Para 4.8 Allows the LPA to consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in the extant 2015 Plan, page 38 ignores this, stating that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. It is an unfair distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). Therefore, another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Policy D3 para 11.44 which states "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".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

**B4a** What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and objections raised.

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's consultants. E.g., regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate" This is misleading and confusing to members of the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community. These errors contained in the plan confirm that it is unsound.

**B4b** How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

**B4c** Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

**B5a** If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

**B5b** Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

## Further comments on the Fareham Local Plan

### which I have been unable to include in your too strict formatted comments form

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives. Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and

Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.



## Regulation 19 – Submission Draft

<b>Project:</b>	Land west of Downend Rd, Portchester	<b>Date:</b>	28 July 2021
<b>Subject:</b>	Fareham Local Plan	<b>Reference:</b>	249501F

### Representation made to Fareham's Draft Local Plan 2037

Formal submission of representation will be made on 28 July via email to Fareham Borough Council.

### Response to consultation form

#### A1. Is an agent appointed:

Yes: ☒

No: ☐

#### A2. Please provide your details:

*Title:* c/o agent  
*First name:*  
*Last name:*  
*Job title:*  
*Organisation:* Miller Homes  
*Address:*  
*Postcode:*  
*Telephone number:*  
*Email address:*

#### A3. Please provide the Agent's details:

*Title:* Mrs  
*First name:* Lindsay  
*Last name:* Goodyear  
*Job title:* Associate Director  
*Organisation:* Terence O'Rourke Ltd  
*Address:*  
*Postcode:*  
*Telephone number:*  
*Email address:*





**B1. Which part of the Local Plan is this representation about?**

<input type="text"/>	Paragraph (B1a)
<input type="text" value="NE2"/>	Policy (B1b)
<input type="text"/>	Policies map (B1c)

**B1a Which paragraph?**

n/a

**B1b Which policy?**

NE2 Net biodiversity gain

**B1c Which part of the policies map?**

n/a

**B2. Do you think the Publication Local Plan is:**

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

**B3. Please provide detail you have to support your answers above**

The Environment Bill will cover the requirement for development sites to deliver net biodiversity gain. In order to ensure the plan is consistent with national policy the requirement for biodiversity net gain should be set at the national level.

The policy requires biodiversity net gain of at least 10% to be achieved for the lifetime of the development. Whilst that is admirable, it may also be very challenging to demonstrate at the planning application stage and then later control and monitor. Features introduced into a development now to ensure biodiversity net gain is achieved may not be relevant, function or be necessary throughout the lifetime of the development.

**B4a. What modifications(s) is necessary to make the Local Plan legally compliant and or sound?**

Delete the policy and rely on the Environment Bill to ensure schemes deliver 10% biodiversity net gain.

Or at least, remove the reference to require the biodiversity net gain to be provided for the lifetime of the development as this is not enforceable.



**B4b. How would the modification(s) you propose make the Local Plan legally compliant or sound?**

Deleting the policy would remove any potential future conflict with the Environment Bill once it is enacted.

**B4c. Your suggested revised working of any policy or text:**

Please refer to the detailed response at B4a and b above.

**B5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?**

Yes: ☒

No: ☐

**B5a. Please outline in the box below why you consider it necessary to take part in the hearing session(s):**

Miller Homes should be provided with an opportunity to participate at the hearing part of the examination. The issues raised in regard to the soundness of the Draft Local Plan, in the submitted representation, require detailed examination before an independent inspector.



Date: 29 July 2021  
Our ref: 357301  
Your ref: N/A



Planning Strategy Team  
Fareham Borough Council

**BY EMAIL ONLY**



Dear Sir/Madam

### **Regulation 19 Local Plan Consultation (18<sup>th</sup> June – 30<sup>th</sup> July 2021)**

Thank you for your consultation on the above dated 18 June 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Council's approach to achieving sustainable development through its Local Plan, particularly through its suite of Natural Environment policies that include protection of internationally, nationally and locally designated sites, the enhancement of the local ecological network and the requirement for biodiversity net gain.

It is welcomed that many policies have been updated that incorporate our previous advice. Please see below for our comments on the Regulation 19 Local Plan and supporting Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA).

This response is subsequent to our comments provided on the 18<sup>th</sup> December 2020 to inform a previous iteration of the Regulation 19 consultation process, which ran from the 6<sup>th</sup> November 2020 to the 18<sup>th</sup> December 2020.

### **Policy CC2: Managing Flood Risk and Sustainable Drainage Systems**

It is welcomed that the revised policy outlines that where a development drains to a protected site(s), an additional treatment component (i.e over and above that required for standard discharges) may be required.

It is recommended the Policy also makes clear that where SuDS are proposed as a fundamental part of Habitat sites mitigation, developments will need to demonstrate the long-term (in perpetuity) monitoring, maintenance/replacement, and funding arrangements.

### **Policy NE2: Biodiversity Net Gain**

It is noted that section 9.32 now states that 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.

[Biodiversity Metric 3.0](#) was published in July 2021. We advise that the Policy is updated accordingly and that this metric is used to measure gains and losses to biodiversity resulting from development, and implement development plan policies on biodiversity net gain.

We recommend that the local plan policy should align as closely with the Environment Bill and anticipated framework for mandatory net gain as possible and that the Policy confirms the intention for a Supplementary Planning Document (SPD) to be developed to provide further detail within an appropriate timescale.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

Solent Wader and Brent Goose mapping (as provided on the SWBGS [website](#)) may be subject to change over the plan period, therefore it is recommended the Policy ensures the latest mapping is sought in advance of determining planning applications.

We advise that developments affecting SPA supporting habitat should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase. In particular, noise disturbance should be addressed by avoiding works over 69dB during winter months (as per our advice on applications).

With regards to collection of financial contributions to address impacts on SPA supporting habitat (specifically Secondary and Low Use sites), it is recommended that the Local Plan identifies some suitable projects to which funds can be directed to ensure the protection and enhancement of the wider SWBG network.

#### **Employment Allocation: E4: Solent 2**

It is welcomed that the wording has been updated to require development to demonstrate 'compliance with Strategic Policy NE1 with regards to impacts on the local ecological network'. We refer you to our previous advice that the Policy should also outline that 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, rather than just specifying protected trees, that seeks to enhance and connect habitat in the locality.

#### **Other Policies**

Please refer to advice within our previous letter with regards to Policies DS1, CC1, CC3, NE5, D4 and Housing Allocation Policies HA9, HA29, HA31, HA37, HA38, HA42.

Please note, under Policy CC3: Coastal Change Management Areas (CCMAs) the reference to the 'English Coast Path' should be updated to the 'England Coast Path'.

#### **Comments on the Habitats Regulations Assessment (HRA)**

These comments relate to the document: Habitats Regulations Assessment for the Fareham Borough Local Plan 2037; Screening and Appropriate Assessment Report for the Revised Publication Local Plan, May 2021 by Urban Edge Environmental Consulting.

- *Recreational disturbance- New Forest designated sites*

We welcome the fact that consideration of recreational disturbance to the New Forest SPA, SAC and Ramsar sites has been updated, with sections 6.4.18 to 6.4.20 referencing recent analysis of the New Forest 'zone of influence' (Footprint Ecology, February 2021). The report is based on [recent visitor survey reports](#) published in 2020 that conclude that new residential development within a 13.8km buffer zone of the New Forest designated sites is likely to have a significant effect on the sites via recreational disturbance, alone and/or in combination with other plans or projects.

The report suggests that the borough of Fareham is excluded from the 13.8km zone based on low average visitor rates in comparison to local authorities further west, and relatively low visit rates derived from the onsite survey data. It also recommends that large developments of around 200 or more dwellings within 15km of the New Forest sites should be subject to project HRA and mitigation may be required. The revised local plan HRA reflects this recommendation.

However, although the average visit rate for the borough is lower than that for neighbouring Eastleigh, it is notable that postcode data resulting from the telephone survey show visit frequencies in the western parts of Fareham are similar to those in the neighbouring borough of Eastleigh, suggesting the visit rate from these areas are higher than the average visit rate applied to the whole borough. Clearly, visitors do originate from these areas of Fareham and it is Natural England's view that they are likely to contribute to an in-combination effect on the sites. Therefore, to ensure the necessary certainty required under the Habitats Regulations that the Plan will appropriately address the impact, it is advised that the 13.8km zone is applied within the borough of Fareham to ensure all new development coming through in that area provide appropriate mitigation. (Please note that large development within 15km should also still be subject to HRA for this impact pathway.)

It is advised that your authority works in close collaboration with other affected local authorities within and surrounding the New Forest designated sites which share a commitment to develop a strategic, cross-boundary approach to habitat mitigation for the New Forest SPA/SAC/Ramsar. Natural England recommend such a strategy incorporates a package of measures including provision of suitable alternative green spaces and networks, and direct measures on the sites such as access management, education and communication, wardening, and importantly, monitoring. Monitoring work (of visitor patterns and ecological features of the sites) will be important to further the evidence base on which mitigation strategies can be updated.

In advance of such a strategy being agreed and adopted, Natural England advise the Council to implement a suitable interim strategy that ensures adverse effects from live development coming through the local plan period will be avoided. This may include measures as described above. Financial contributions can be directed towards the New Forest National Park Authority's (NFNPA) [Habitat Mitigation Scheme](#) that will enable the authority to deliver site specific mitigation measures on behalf of developments; such an approach would provide a certain and robust means to addressing the effects of recreational disturbance via direct measures at the protected sites. It is recommended that suitable levels of contribution are agreed with the NFNPA.

Natural England are committed to continue working with Fareham Borough Council and other affected local authorities to develop a strategic approach to addressing recreational impacts from new development on the New Forest designated sites.

- *Water quality – nutrients*

The nitrogen budget arising from the Local Plan has been revised down from 2,536.99 kg/TN/yr to 2,182.62 kg/TN/yr and the HRA has been updated to reflect this.

We note that Appendix 3 of the HRA includes a Technical Note by Urban Edge Environmental Consulting prepared in May 2021. This includes a breakdown of the site allocations to calculate this total nitrogen figure. Amongst other updates, the recent decrease in budget appears to be mainly due to the following amendments as shown in Table 1:

- HA55 Land South of Longfield Avenue has been reduced from -105.80 to -672.54 kg/TN/yr
- H54 Land at Oakcroft Lane has been included, with a -134.67 kg/TN/yr budget
- HA56 Land West of Downend Road has been included, with a -142.10 kg/TN/yr budget.

Table 1 references the 20% precautionary buffer. Please note that this buffer should only be applied to sites with a positive nitrogen budget. The overall budget figure may need updating in light of this.

Section 4 of this Technical Note discusses potential nutrient mitigation schemes. With regards to the number of nitrogen credits likely to be available from these, it is recommended that latest figures are

sought in advance of further work involving these schemes. Further information can be found on the [PfSH webpages](#).

- *SWBGS 2021 Updates*

We note that section 6.8.1 now refers to SWBGS site F13 as a Secondary Support Area, in line with the published SWBGS mapping update earlier this year. This is also reflected in Figures 6.18 and 6.19 which map the SWBGS sites within the Fareham Local Plan.

It appears that site-specific impacts on SPA supporting habitat (as identified on the SWBGS mapping) have not been considered within the Appropriate Assessment for Solent and Southampton Water SPA and Ramsar site (i.e. Table 7.8), even though likely significant effects have been identified. This impact should be considered in more detail within the AA with an appropriate mitigation strategy outlined, linked to Policy NE5. It is advised that development address impacts in line with the SWBGS Guidance on Mitigation and Off-setting requirements (2018).

- *Water pollution impacts on designated sites*

In our previous response we noted that the Chichester and Langstone Harbours SPA/Ramsar sites, the Portsmouth Harbour SPA/Ramsar sites and the Solent and Dorset Coast SPA site were screened out of the appropriate assessment in relation to water pollution impacts. We welcome the fact that this impact is now screened in, and sections including 7.6.2 reference the source of potential water pollution impacts from some of the Housing Allocations.

### **Other Comments on the HRA**

- Table 6.10 refers to 'EU Sites' which are now referred to as 'Habitats sites' in the context of planning policy.
- Section 6.3.3 refers to the Eastern Solent Coastal Partnership, that are now the Coastal Partners.

### **Comments on the SA**

These comments relate to the document: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037; Sustainability Report for the Revised Publication Local Plan, May 2021 by Urban Edge Consulting

### **SEA Objective SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change**

As per our previous consultation response, it is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.

We note from Appendix B, the Analysis of Consultation Responses, that this is being considered and may be added in the Post Adoption Statement.

### **SEA Objective SA7: To Conserve and Enhance Biodiversity and Geodiversity**

We welcome the amendment to the title of this objective to include geodiversity, as per our previous consultation response.

We previously suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible

Natural Greenspace Standard (ANGSt). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring. In response to this, we note that the Analysis of Consultations responses states that this is being considered and may be added in the Post Adoption Statement.

We would be very happy to comment further as the plan process progresses. If you have any queries relating to the detail in this letter please contact me on [REDACTED]

Yours faithfully

Mary Andrew  
Sustainable Development Lead Adviser  
Natural England- Thames Solent Team

**Fareham Local Plan:  
Revised Publication Plan Consultation (July 2021)**

**Representations by Persimmon Homes (South Coast)**

**July 2021**

## **1. INTRODUCTION**

1. Persimmon Homes (South Coast) (PHSC) welcomes the opportunity to comment on the Revised Fareham Draft Local Plan 2036 (Regulation 19: Publication draft) (RLP).
2. Persimmon Homes commented on an earlier Regulation 19 Publication draft of the Fareham Plan in March 2019. A copy of these comments are attached to these representations (see **Appendix 1**) and should be read alongside this Statement.
3. For brevity, given our response to the previous Regulation 19 Plan, we have sought to limit our comments to those elements of the draft Plan that are new. However, in the case of Policies H1, HP4 we have updated our previous comments so the content of these representations should be viewed as superseding those made previously. With regards to Policies DS2, CC1, NE2 and NE5, PHSC's comments made on the previous Regulation 19 plan still stand, but additional commentary on these policies is also provided in these representations.
4. The structure of these representation is as follows: Section 2 discusses the legal requirements of the RLP, and Section 3 sets out PHSC's response to the soundness of the Plan with reference to the tests set out in the NPPF. Persimmon has a number of sites within Fareham Borough that it is promoting for residential development. These including Land east of Crofton Cemetery and west of Peak Lane (formerly referred to by the Council as Oakcroft Lane, Stubbington), which is now proposed for allocation. This site is discussed under Section 3 of these representations. Persimmon Homes is also promoting five other 'omission sites', which are discussed in detail under Section 4 of these representations (and under Section 4 of our previous representations). PHSC's omission sites are listed below for ease of reference:
  - Land East of Burnt House Lane, Stubbington
  - Land West of Peak Lane, Stubbington
  - Land North of Titchfield Road, Stubbington
  - Land South of Titchfield Road, Stubbington
  - Land West of Cuckoo Lane, Stubbington



## **2. REVISED LOCAL PLAN LEGAL REQUIREMENTS**

### **DUTY TO COOPERATE**

5. Section 33A of the Planning & Compulsory Purchase Act 2004 (as amended) requires local planning authorities (LPAs) to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters, including housing. The DtC legislation sets out the process for such engagement, but does not require that agreement is reached between parties on DtC issues. As such, based on the Council's Statement of compliance with the Duty to Co-operate (September 2020) it is considered that the legal requirement of the DtC has been met.
6. However, as detailed later in the Housing Need and Supply Section of these representations, the requirement to plan for sufficient housing, including the unmet housing needs of neighbouring authorities is also a soundness issue in respect of ensuring that local plan has been positively prepared (i.e. NPPF soundness test a)).

### **SUSTAINABILITY APPRAISAL (SA)**

7. The Council has commissioned a focused update of the emerging Local Plan's SA that takes into account the changes made to the Plan since the previous Regulation 19 draft Local Plan consultation in 2020. Given the changes to the RLP, this is considered necessary from a legal perspective, so the SA update is welcomed by Persimmon.

### **CLIMATE CHANGE**

8. Planning for climate change is a legal requirement under the Climate Change Act 2008 (see also Paragraph 153 of the NPPF). The issues associated with Climate Change are many, but it is PHSC's view that the RLP has provided policies that will address such issues (although in some instances we have recommended changes to policy wording). The Plan also includes a specific policy on climate change (Strategic Policy CC1). As such, in PHSC's view, the Council has discharged its legal duties for Plan-making with regards to climate change.

### **HABITATS REGULATION ASSESSMENT (HRA)**

9. The Council has commissioned a focused update of the emerging Local Plan HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. Given the changes to the RLP, this is considered necessary from a legal perspective, so the HRA update is welcomed.
10. With regards to PHSC's land interests in the Borough, the Council has resolved to allocate the site: Land east of Crofton Cemetery and west of Peak Lane (Policy H54) for housing development. The conclusion of the HRA in respect of this site is set out in detail under the detailed policy commentary on the H54 Policy.



### **3: SOUNDNESS ASSESSMENT OF REVISED LOCAL PLAN POLICIES**

#### **DEVELOPMENT STRATEGY**

##### **Strategic Policy DS2: Development in Strategic Gaps**

8. Whilst our comments made towards the previous Regulation 19 Plan in respect of the Fareham-Stubbington Gap and the Meon Strategic Gaps are still relevant, it is pleasing to see that the Council is again considering some growth in the Fareham-Stubbington Gap area (see Policies H45 and H55), despite it no longer progressing the Strategic Growth Area (SGA) concept first mooted in the March 2020 Regulation 18 Fareham Draft Local Plan 2036 Supplement<sup>1</sup>.
9. However, as set out below in Section 4 of these representations (and in PHSC's previous representations), the Persimmon is of the view that the Council has not gone far enough in terms of assessing whether further development could come forward within these extensive Gap areas, particularly in light of the significant housing needs for the Borough and the extensive unmet needs of neighbouring LPAs as discussed later in this Statement.

#### **HOUSING NEED AND SUPPLY**

##### **Strategic Policy H1 Housing Provision**

10. A key driver for the Council undertaking this additional Regulation 19 consultation is because it is now applying the correct Standardised Methodology Local Housing Need (LHN) figures (as opposed to the draft Standardised Methodology that was consulted on by Government in August 2020 but subsequently dropped). This change of approach is welcomed and indeed necessary if the Council's RLP is to be found sound at examination. By applying the correct Methodology, the Council's LHN has increased from 403 dpa (as per the previous Regulation 19 Plan) to 541 dpa. A consequence of this change is that the Council has needed to find additional supply sites to meet its housing needs.

##### RLP Plan Period

8. As set out in the Council's 2021 Local Development Scheme, an allowance of approximately nine months has been made for the examination of the RLP with adoption estimated for Autumn/Winter 2022. However, in PHSC's experience, and given the shortcoming of the Plan set out in these representations, it is considered likely that the Plan will not be adopted until year 2022/23. Should this be the case, it will be necessary for the Council to extend the Plan period by a further year so the requisite 15 years is covered as is required by national planning policy (NPPF Paragraph 22).

##### Sub-regional Unmet Housing Needs

9. As set out in Paragraph: 010 Reference ID: 2a-010-20201216 of the Planning Practice Guidance (PPG), LHN is the 'minimum starting point' for determining a Local Plan's housing requirement. Councils are required to consider other factors, for example unmet needs from neighbouring LPAs that may necessitate an uplift to LHN.

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<sup>1</sup> As confirmed in this draft Plan (Paragraph 3.8), the SGA concept was proposed as a means of meeting unmet need in the sub-region.

10. In the regard, it is noted that the RLP proposes to add 900 homes to LHN to arrive at housing requirement of 9,556 across the plan period 2021-37 (which is equivalent to an average of 597 dpa). This increase represents a c.10% increase on LHN. When this is considered against the significant housing shortfall across the Partnership for South Hampshire (PfSH) sub-region, it is clear that the Council's proposed uplift is woefully inadequate. Table 1 below provides an indication of the extent of unmet across the sub-region.

*Table 1: Comparison of housing need and supply and extent of sub-regional housing shortfall 2020 – 2036*

Local Authority	Annual Housing Need	Total housing need 2020 –	Supply = Commitments,	Shortfall/surplus
	using Standard Method (dpa)	2036	local plan allocations + windfall estimate	
East Hants (part)	112	1,792	1,169	-623
Eastleigh	694	11,104	8,335	-2,769
Fareham	514	8,224	6,550 <sup>26</sup>	-1,674
Gosport	344	5,504	2,919	-2,585
Havant	504	8,064	8,822	+758
New Forest	785	12,560	10,035	-2,525
Portsmouth	854	13,664	12,995	-669
Southampton	1,002	16,032	12,904	-3,128
Test Valley (part)	181	2,896	3,135	+239
Winchester (part)	235	3,760	5,986	+2,226
<b>Total</b>	<b>5,225</b>	<b>83,600</b>	<b>72,850</b>	<b>-10,750</b>

*Source: Report to the Partnership for South Hampshire Joint Committee, 30 September 2020: Statement of Common Ground – Revision and Update (Table 4: Comparison of housing need and supply 2020 – 2036)<sup>2</sup>*

11. As Table 1 demonstrates, as at September 2020, the shortfall in housing across the PfSH area equates to nearly 11,000 homes. However, since this assessment was undertaken, due to changes in the Standard Methodology (which include a 'city uplift'), the LHN figure Southampton has increased to 1,389 dpa (equivalent to an additional 315 dpa). This is a significant rise in LHN for Southampton Cit. In light of Table 1 above, without a commensurate and significant increase in supply in Southampton City (which is considered unlikely) the sub-regional shortfall is likely to have increased. The negative impact on housing delivery as a result of COVID-19 and challenges presented by nitrate neutrality issues in the Solent area is also likely to have further exacerbated the sub-regional shortfall.

<sup>2</sup> <https://www.push.gov.uk/wp-content/uploads/2020/09/Item-8-Statement-of-Common-Ground-Update-30.09.20.pdf>

12. The Council will be aware that Fareham Borough straddles both the Southampton (Western) Housing Market Area (HMA) and the Portsmouth (Eastern) HMA<sup>3</sup> and therefore has a vital role to play in terms of addressing housing needs of other LPAs given its relatively unconstrained nature, strong land availability and its strategic transport links to the major cities in the Solent sub-region.
13. Focussing on the Portsmouth HMA, which includes key settlements of Fareham, Stubbington and Portchester, it is noted that in the 2019 Regulation 19 Havant Borough Local Plan that Havant Council was previously intending to accommodate around 1,000 dwellings of the sub-regional unmet need. However, as shown in the current Submission draft Plan, which is currently the subject of examination<sup>4</sup>, Havant is no longer seeking to meet any of the sub-region's unmet needs. Turning to Gosport Borough, which is a highly constrained authority with limited land available to accommodate growth, it is understood this Council has not yet made a formal request to Fareham Council to take any of its unmet. However, this does not mean that unmet in Gosport does not exist. Anecdotally, it is understood that the unmet housing needs in Gosport Borough are likely to be in region of 2,000 dwellings. Given that only a relatively small part of East Hampshire and Winchester Districts fall within the Portsmouth HMA, the scope for these LPAs to accommodate growth in this part of the Solent sub-region is curtailed.
14. With regards to Portsmouth, where the issue of unmet need is most acute, it is noted that the City Council published a Regulation 18 draft of the Plan for consideration by its Cabinet members meeting on 27<sup>th</sup> July 2021<sup>5</sup>. As shown in Table 2 of the draft Plan, Portsmouth City Council (PCC) has identified a 1,000 home unmet need that is required to be accommodated elsewhere. However, if one delves deeper into the supply sites set out in the emerging Portsmouth Plan, it is clear that there are a number of strategic sites in Portsmouth that are unlikely to come forward within the Plan period (or at least unlikely to deliver at the anticipated rates set out in the Plan).
15. PHSC's concern with regards to Portsmouth supply is largely concerned with the development proposals for the City Centre area (4,605 dwellings) (see Portsmouth Plan Policy S1) due to viability issues, existing uses and multiple ownership (see Paragraphs 7.1.14 of the emerging Portsmouth Plan where some of these delivery issues are detailed). Persimmon's concerns are also levelled at key parts of the Tipner area (see Portsmouth Plan Policy S2), in particular the Tipner West site (also known as Lennox Point), which is proposed to deliver in excess of 3,500 new homes<sup>6</sup>. With regards to Tipner West, as shown at **Appendix 2**, the site is adjacent to national and international ecological designations including the Portsmouth Harbour Ramsar site, Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA).

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<sup>3</sup> This area includes Portsmouth City Council, Havant Borough Council, Gosport Borough Council and parts of Fareham, Winchester and East Hampshire.

<sup>4</sup> The Submission Havant Borough Plan can be viewed by following this link:

<https://cdn.havant.gov.uk/public/documents/CD01%20Submission%20Local%20Plan%20Format%20Update%20June%202021.pdf>

<sup>5</sup> The Regulation 18 Portsmouth Plan can be viewed by following this link

<https://democracy.portsmouth.gov.uk/documents/s31724/Draft%20Portsmouth%20Plan%20-%20Appendix%20A%20-%20Draft%20Reg%20A.pdf>. Tipner

<sup>6</sup> The Tipner West development proposals are detailed on the Council's dedicated webpage that can viewed by following this link: <https://lennoxpoint.com/>

However, to make the ecological impact of this site worse still, the Council is proposing land reclamation that will effectively 'eat' into these designations. The site should not therefore be classed as suitable for development. Viability of the current Tipner West proposals has also not been adequately assessed. Values in Portsmouth are challenging and when combined with the considerable build cost (for example, but not limited to, extensive under-croft parking) and costs associated with the land reclamation and land remediation, the site is unlikely to be viable. When these issues are considered in round the Tipner West site cannot, at this stage, be claimed to be developable. As such, the housing numbers from this site (and the City Centre sites) should not be counted towards PCCs housing requirements. It follows, therefore, that Portsmouth's housing requirement to be reduced accordingly, and this unmet need should then be accommodated elsewhere in the Portsmouth HMA area. In Persimmon's view, Fareham Borough is the most appropriate location for this unmet need to be addressed.

16. It is also noteworthy, as set out in minutes of the above PCC Cabinet meeting, that even the political leaders of Portsmouth Council are not convinced that the Tipner development should/will be brought forward. The Decision summary of the Cabinet meeting (partly reproduced in the bullet points below) in relation to Tipner is telling:

*6. Also believed the target cannot be met without significant impact on the protected habitats that surround Portsmouth. It would be wholly wrong for the Government to unaccountably require the Council to cause environmental harm by over-riding environmental protection legislation.*

*7. Asked therefore the Leader to write to the Government to establish whether the Secretary of State for Housing Communities and Local Government believes the housing target and the necessary associated development in the Tipner-Horsea Island area are of such overriding public interest as to justify the scale of development required and the impacts on the ecology of the Solent Waters.*

17. In light of the above, there is a real danger that the unmet needs in Portsmouth City are being significantly underestimated in the City Plan; potentially to tune of nearly 3,500+ additional homes should Tipner be deemed as undeliverable, and possible nearly 5,000 additional homes should the City Centre sites not come forward as planned. Given that the emerging Fareham Plan (and emerging Havant Plan for that matter) are proceeding in advance of the Portsmouth Plan<sup>7</sup>, it is important that a realistic understanding of unmet needs emanating from the City is established now so that Fareham Borough Council is able to make an appropriate contribution towards meeting such need through this current plan cycle. Should this not occur, and the Fareham Plan proceeds without due regard to the above, there is strong possibility that City's unmet need will be not be addressed due to the misalignment of the respective Local Plan production timetables for these LPAs.
18. To summarise on unmet housing needs relevant to the Fareham RLP; the Council's suggested contribution of 900 homes towards unmet supply is wholly inadequate in the context of

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<sup>7</sup> The Portsmouth LDS (July 2021) (Cabinet Draft) anticipates submission of the City Plan toward in Spring 2022 with adoption towards the end of 2022. A copy of the Portsmouth LDS can be viewed by following this link: <https://democracy.portsmouth.gov.uk/documents/s31717/Local%20Development%20Scheme%20update.pdf>

extensive sub-regional unmet needs across the PFSH area (at least 11,000 homes) and with regards to the Portsmouth HMA as summarised in Table 2 below.

*Table 2: PHSC Analysis of Unmet in the Portsmouth HMA*

	LPA confirmed unmet need	PHSC expected unmet need
Portsmouth City	1,000	3,500 – 8,105
Gosport Borough	TBC	2,000
Havant Borough	0	0
East Hampshire (part)	0	0
Winchester (part)	TBC	TBC
Total	1,000	5,500 – 10,105

19. Whilst the above situation is clearly challenging, it is PHSC's view that **the Fareham RLP can still be found sound with reference to NPPF soundness test a) subject to modifications including the inclusion of additional housing sites to meet sub-regional unmet housing needs.** As such, the above situation should not prevent the Council from submitting the RLP for examination, as it is considered that a pragmatic approach to the examination can be taken whereby omission sites are considered as part of the examination process. This approach has been taken in respect of the Havant Local Plan examination, where the Inspectors have struck an appropriate balance between the need to progress a Local Plan in a timely fashion whilst also recognising that there are deficiencies in terms of housing supply.

#### Further Uplifts to H1 Requirements

20. In addition to our concerns above regarding the Policy H1 Housing Requirement, Councils are advised through national planning policy / guidance to consider whether any adjustments should be made to the LHN figure to account for other factors (alongside DtC issues) such as economic growth and affordable housing provision (which appears to be absent from the RLP). With regards to affordable housing, the Council commissioned a Housing Needs Survey as part of its previous 2020 Regulation 18 consultation draft Plan in 2017. At the time, the Survey suggested that there is a net affordable housing need of 302 dpa, which equates to approximately  $\frac{3}{4}$  of the H1 housing requirement. Whilst the Standard Methodology accounts for affordability (or lack thereof in Fareham's Borough's case), actual affordable housing need indicates that a further uplift to Fareham's LHN may be necessary.

#### Stepped Housing Requirement

21. The H1 Policy Requirement is expressed in the RLP as a stepped housing requirement, which backloads housing delivery towards the latter part of the Plan period. This approach is at odds with the NPPF's objective to boost the supply of housing (see Paragraph 60) and therefore **the RLP is unsound in the context of soundness test b). To remedy this issue, Policy H1 should be expressed as an average requirement; it should not be stepped.**



*RLP Housing Supply: Windfall Allowance*

22. Policy H1 includes an estimated 1,224 windfall dwellings. The Council's Housing Windfall Projections Background Paper (June 2020) does not provide a detailed breakdown of which sites are being considered as windfall. The Council's figures cannot therefore be scrutinised. Until such time as the Council publishes this detail underpinning the windfall allowance, this element of the supply should not be counted towards the Council's housing requirement.

*RLP Housing Supply: Proposed Housing Allocations*

23. Allied to above, a further 3,358 homes are identified on Housing Allocation sites (i.e. sites prefixed with a HA reference in the RLP). However, a number of these sites are rolled forward allocations from the current adopted Local Plan - and in some cases (i.e. HA29 and HA30) are sites that formed part of the Western Wards growth area that was originally identified in the 1970's - but have failed to be delivered. As such, it is questionable whether the Council has properly assessed deliverability / developability of some of the proposed allocation sites comprising its supply. It is advisable therefore that the quantum of housing expected from some of the questionable supply sites should not be counted against the housing requirement in the Plan, and alternative sites (such as those set out in the Omission Sites section of PHSC's representations) should be identified to ensure the Council's housing requirements are met.

*RLP Housing Supply: Welborne*

24. In addition to the above, the deliverability issues associated with Welborne are well documented. The Oakcroft Lane appeal proposal (discussed in greater detail below under Policy H54 below) Statement of Case (May 2021) (SOC) (see **Appendix 3**) that has been prepared by Savills on behalf of Persimmon Homes provides a detailed analysis of the likely delivery timescales of the Welborne site (see SOC Paragraphs 7.18 to 7.45 in particular). Whilst this SOC focusses on the current five year supply period (i.e. 2021/22 to 2025/26), it confirms that first completions at Welborne are unlikely to occur until around year 2024/25 or 2025/26 (as opposed to first completions in 2022/23 as per the Council's trajectory). The consequence of a delay to the start of the site, would mean that the Council's Welborne trajectory would be 'pushed back' further in the Plan Period resulting in further units at being delivered outside of the plan period. This would have the effect of further reducing the Council's housing supply across the plan period. The further reduction in supply should be addressed through the identification of further omission sites to 'plug' this gap.

**Policy HP4 Five-Year Housing Land Supply**

25. With regards to the first Paragraph of this Policy, the Council's has suggested a change of wording that states that a development 'will be' permitted as opposed to 'may be' permitted. This amendment has created a positively worded policy and has removed any potential for ambiguity in its implementation by decision-makers. This is supported by PHSC.
26. With regards to criterion (b) the Policy states that a development should be '...integrated with the neighbouring settlement'. It is unclear whether this mean a physical link between the development and the adjoining settlement or whether that a development should be integrated in design terms. This needs to be clarified.

27. Criterion c) seeks to prevent development in a strategic gap that may significantly affect its integrity. As per our comments in respect of Policy DS2, this is a highly subjective policy criteria that will be challenging to interpret by decision-makers and applicants alike. It is also noted that Policy DS2 sets out different policy requirements with regards to the protection of Strategic Gaps (i.e. proposals should not affect the physical and visual separation of settlements). This has the potential to create an internal conflict within the Plan as it is unclear which policy requirements (either HP4 or DS2) would take precedent where the Council is unable to demonstrate adequate five year supply. It is suggested therefore that the wording for Criterion c) is deleted or replaced with a cross reference to Policy DS2 (including Persimmon's suggested amendments to Policy DS2).

## **HOUSING ALLOCATION POLICIES**

28. The following section address some of the key allocation sites identifies in the RLP.

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

29. This is new Policy in the RLP that identifies a 'Broad Location for Growth' within Fareham Town Centre that is expected to deliver 620 new homes within years 10-16 of the Plan period.
30. The BL1 Policy states that there are a number of sites that form part of the 'Broad Location', including the surface and multi-storey car parks, the police station and bus station offices, Fareham Shopping Centre, Fareham Library, Ferneham Hall and the Civic offices. However, the RLP does not ascribe a capacity to any of these sites, so it is not possible to confirm whether the overall capacity for the BL1 Policy is accurate. It is noted that sites proposed in the previous iteration of the emerging Plan (i.e. FTC1: Palmerstone Car Park and FTC2: Market Quay), which are both located in the BL1 area, were identified as having a combined capacity of 120 dwellings but have now been deleted from the Plan. These FTC sites were originally perceived by the Council as key regeneration sites so their deletion from the RLP casts considerable doubt over whether the other sites in the BL1 area are likely to come forward.
31. Furthermore, given that the RLP anticipates that development within this Broad Location will come forward towards the end of Plan Period (i.e. a developable housing site), in line with the NPPF Glossary, the Council should be satisfied that there is '*a reasonable prospect that [it] will be available and could be viably developed at the point envisaged*'. PHSC has not been able to find any such assessment in the Council's Plan or in the supporting evidence base (including the SHELAA). Indeed, the Policy wording for BL1 seems to indicate the opposite; that viability of re-development in the BL1 area will be very challenging and that many sites may not be available for development due to existing uses / multiple ownerships.
32. Whilst PHSC recognises that Local Plans should be ambitious, they should also be realistic and deliverable. As such, it is Persimmon view that the BL1 site should continue to be identified in the Plan (in order to allow the proposed Town Centre SPD to be brought forward and set the framework for the proposed regeneration proposal of BL1), but any supply for BL1 should be excluded from the RLP plan period supply. The position regarding the BL1 site can then be reassessed as part of the requisite Plan review that will need to take place in 5-years following adoption of the Plan.

#### **Policy HA54: Land east of Crofton Cemetery and west of Peak Lane**

33. Policy HA54 relates to a site located to the north of Stubbington that is controlled by Persimmon Homes.
34. The following section of these representations set out the planning background for the H54 site before providing commentary on the Policy wording and the relevant Local Plan evidence base.

#### H54 Planning Context / Background

35. By way of background, a planning application was submitted by PHSC in March 2019 on the H54 site for development proposals comprising 261 new homes and supporting uses (LPA Application Ref: P/19/0301/FP). This application was refused in August of the same year. The Decision Notice associated with this application is provided at **Appendix 4**.
36. In response to this refusal, PHSC made significant revisions to the 2019 scheme, and submitted a revised planning application in July 2020 for 206 new homes and associated development (LPA Application Ref: P/20/0522/FP). As demonstrated though the Case Officer's Reports to Planning Committee (see **Appendix 5 and 6**), following detailed and extensive technical work and negotiation between the Council and Persimmon Homes, the application was recommended for approval by officers. However, the scheme was subsequently refused by members at Planning Committee in February 2021 (see Decision Notice at **Appendix 7**). For brevity, the key Plans and technical evidence base supporting the 2020 application (and as considered most relevant to the H54 Policy) are listed below and are provided with these representations for ease of reference for the Council and the Inspector(s). However, Persimmon would urge the Council and the Inspector(s) to review the application / appeal proposals information in full<sup>8</sup>.
- Location Plan (**Appendix 8**)
  - Site Layout Plan (**Appendix 9**)
  - Building Heights Plan (**Appendix 10**)
  - Landscape and Visual Impact Assessment (**Appendix 11**)
  - Ecology Management Plan (**Appendix 12**)
  - Shadow Habitat Regulation Assessment (**Appendix 13**)
  - Flood Risk Assessment (**Appendix 14**)
  - Archaeological Written Scheme of Investigation (**Appendix 15**)
  - Archaeological Desk-Based Assessment (**Appendix 16**)
  - Arboricultural Method Statement (**Appendix 17**)
  - Travel Plan (**Appendix 18**)
37. In light of the above, it is Persimmon's strong and considered view that the H54 site is capable of delivering 206 new homes and that application should have been approved by the Council. PHSC has therefore lodged an appeal against this refusal (Appeal Ref:

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<sup>8</sup> A link to the application is as follows:

<http://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/20/0522/FP&uprn=10012131685>



APP/A1720/W/21/3275237). The appeal inquiry date is 19<sup>th</sup> October 2021. Based on the Council's LDS (June 2021), it is likely that the appeal will be decided part way through the RLP examination. It is suggested, therefore, that the Planning Status section of the H54 Policy should make reference to the live appeal.

38. Following the refusal of the revised the 2020 application, the Council published an updated version of its Regulation 19 Local Plan in June 2021 (which is the subject of these representations). The 2021 Regulation 19 Plan identified Persimmon's site as a housing allocation (Policy H54: Land east of Crofton Cemetery and west of Peak Lane) for 180 new homes. Without prejudice to the comments set out in these representations (and PHSC's appeal case), the Company has submitted a revised planning application for 180 dwellings, which aligns with the site capacity set out in the emerging H54 Policy. However, for the avoidance of doubt, PHSC remain firmly of the view that the site is capable of delivering a minimum of 206 new homes.

#### H54 Policy and Relevant Local Plan Evidence Base

##### *SHELAA*

39. Persimmon strongly supports the allocation of the H54 site in the emerging Local Plan, and welcomes the Council's acknowledgement that the principle of residential development at the site is acceptable.
40. The site was not included as a draft allocation in the 2020 Regulation 19 draft of the Plan but, as confirmed in the SHLEAA 2021, a re-assessment of the site (SHELAA Ref 1341) by the Council resulted in it being deemed 'suitable', 'available' and 'achievable' and therefore a 'developable' housing site (i.e. it can be brought forward in the post-five year period). Persimmon supports the SHLEAA's conclusion with regards to the site's 'suitability', 'availability' and 'achievability', and the Company confirms (as evidenced in the technical reports associated with the 2020 application) that there are no issues/constraints associated with the site that would prevent it from being brought forward for housing in the short term.
41. As touched upon above, however, Persimmon do not support the 2021 SHELAA conclusion that site is only capable of accommodating 180 new homes, and contend that the site is capable of delivering a minimum of 206 new homes. Paragraphs 4.9 to 4.11 of the SHELAA confirm that site capacities have been determined using a generic gross to net conversion (60% gross to net for sites above 2ha) before applying a density multiplier to the resulting net area (usually 30 dph, but lower densities are applied where surrounding existing development justifies a reduction). Given that the SHELAA identifies the site as having a gross area of 19.25, using the Council's gross to net conversion (i.e. net area of 11.55ha), the net density of the site would equate to only 15.6 dph. Notwithstanding the fact that the Case Officer and the Council's Urban Designer deemed 206 dwellings to be appropriate for the site, it is clear that the SHELAA capacity of 180 dwellings is very low. Furthermore, the net density applied by the Council bears little relationship to the character and prevailing density of the surrounding area; particularly that of the existing development immediately to the east of the site around Spartan Drive (**Appendix 19**) and Summerleigh Walk (**Appendix 20**) that have the strongest relationship with the H54 site (c. 24 dph and 29 dpa, respectively)<sup>9</sup>. Were these net densities

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<sup>9</sup> It is noted that the net density of the existing development located beyond the woodland area to the south of the site, around Mark's Tey Road (**Appendix 21**) is calculated at approximately 15.9 dph. However, the

applied to the Oakcroft Lane net area (as determined through the Council's SHELAA methodology) the resulting yield for the site would be between 277 and 334 dwellings.

42. PHSC would caution against such crude density-based assessments of site capacity for housing allocations, as development quantum is, in Persimmon's view, far better understood through site-specific constraint analysis / technical assessment and design work (as has been the case with the appeal proposals). It is also noted that the development to the south around Mark's Tey Road (which appears to have been the driver for 180 capacity at H54) does not include a varied mix of housing (comprising of only large detached dwellings) nor any affordable housing provision. To use the net density of this residential area as justification for a very low density development at the Oakcroft site is therefore unjustified and unreasonable. It is clear, based on the above, that the 280 homes capacity (as advocated by Persimmon Homes) sits comfortably within the lower end of the 24-29 dph density range cited above. In Persimmon's view, the Council's approach to assessing the site's capacity in the SHELAA is overly simplistic, does not take proper account of the site's context, and has not had regard to the detailed technical work undertaken and submitted by PHSC as part of the 2020 application / appeal proposals. Furthermore, by proposing the site for only 180 dwellings, the Council is not making an effective use of land in line with the requirements of the NPPF (see NPPF Paragraph 119, in particular).
43. Turning to the delivery timeframe of the H54 site, there appears to be some confusion in terminology used in the SHELAA 2021. Persimmon are of the view (and this appears to be confirmed in SHELAA 2021 commentary) that the site is 'deliverable' (i.e. it can be brought forward entirely within first five years of the Plan, based on adoption date set out in the LDS). An update to the Council's SHELAA 2021 to confirm the above is therefore required. It would also be beneficial for the Council to include a detailed trajectories for the individual sites that comprise its supply (including the H54 site) to allow proper scrutiny of the Council's assumptions (including for the five year period). To assist the Council, Persimmon has provided its anticipated delivery trajectory for the H54 site (based on a 208 site capacity). This is set out in Table 3 below.

*Table 3: PHSC H54 Delivery Trajectory*

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
0	28	50	50	50	30

44. It is clear, given our comments above (particularly those made in relation to housing requirements and supply), that the Land east of Crofton Cemetery and west of Peak Lane site forms a vital component of the Council's housing land supply both in terms of the five year supply and the Local Plan supply across the plan period more generally. As such, the Council should not be seeking to unnecessarily (and without adequate justification) limit the capacity of the H54 site to 180 homes. This is at odds with requirement in the NPPF to positively plan for development, including meeting the housing needs of the Borough and the extensive unmet needs of neighbouring LPAs. Furthermore, as demonstrated by the

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relationship between this residential area and the H54 site is poor due to the intervening vegetation and large residential property and grounds at 18 Lychgate Green.

Officer Report and the supporting technical work for the 2020 application this proposal, combined with the deficiencies in the approach taken in the SHELAA, the 180 dwelling capacity proposed in the draft Plan is not justified by evidence. **As currently drafted this element of the Policy may not be regarded not sound, but could be made sound through a modification that increases the site capacity to a minimum of 206 new homes<sup>10</sup>.**

45. Alongside the proposed allocation of the site, the Council is proposing that the southern part of the H54 site (south of Oakcroft Lane) is removed from the Strategic Gap designation. This proposed amendment to the gap boundary in this location is justified by the Technical Review of Areas of Special Landscape Quality and the Strategic Gaps (September 2021) evidence base (notably Paragraphs 8 and 12), and is therefore strongly supported by PHSC.

#### *Strategic Flood Risk Assessment*

46. It is noted that the Council has undertaken an update of the Strategic Flood Risk Assessment for Fareham (2021). The update report confirm that, from a flood risk perspective, *'Safe development is achievable by taking the sequential approach on [the H54] site'*. Persimmon concurs with this assessment, which corroborates the evidence prepared in respect of the application / appeal proposal. The report concludes that it is appropriate to allocate the site, but, as detailed in the section below, PHSC do not agree with the report's assertion that it is necessary for the H54 Policy to *'stipulate that areas at risk of flooding now and in the future must be avoided'* as this repeats policy provisions that are found elsewhere in the RLP.

#### *H54 Policy Criteria Analysis*

47. Turning to the policy criteria of H54, Persimmon Homes supports Criterion a) (subject to the capacity changes set out above) and Criterion b) that relates to the position of the primary highways access point.
48. With regards to Criterion f) (building heights), it is considered that the requirements of this element policy could be adequately address through the application of Policy D1: Design. It is also noted that the Council has not provided any evidence to support a restriction on building heights to two storey. Criterion f) is therefore unnecessary and unjustified and should be deleted. However, should the Council seek to retain Criterion f), the maximum building height should be two storey with accommodation in the roof (i.e. 2.5 storeys) as this was considered acceptable in design and landscape terms by officers as demonstrated through the 2020 application. Allowing for some two storey buildings within the accommodation roof-space is considered to be a more efficient and effective use of land that allows living space to be maximised without increasing the height of the buildings significantly; this approach is supported by NPPF<sup>11</sup>. Alternatively, as there is no statutory definition of storey height (and considerable variation between housing types), Criterion f) may be better expressed in terms of the maximum ridge height of buildings. As demonstrated through the 2020 application, in particularly the Landscape Visual Impact Appraisal work, no harm was demonstrated with regards to the proposed houses, which comprised a maximum ridge height of 9.6m. In Persimmon's view, therefore, a maximum

<sup>10</sup> For the avoidance of doubt, and for consistency with our comments set out above, the Local Plan's housing requirement and the allocation policy capacities should be expressed as a minimum number of homes.

<sup>11</sup> The approach is also in general conformity with the Government's drive to encourage upwards development on existing buildings through 'Airscape Development' (i.e. adding extra storeys to create extra square footage from the same footprint at ground level) and loft conversion permitted development rights.

ridge height of 10m may be a more appropriate restriction for the heights of buildings at the H54 site.

49. Turning to Criterion k) (Construction Environmental Management Plan to support a planning application), it is Persimmon's view that this requirement would be better set out in an updated Local List (or a separate policy in the draft Plan), as opposed to be referenced in individual site allocation policies. This is because the requirement for a Construction Environmental Management Plan may also be applicable to other (windfall) sites that are not identified in the Plan.
50. With regards to Criterion i), as set out in Table 4 below, it is Persimmon view that this policy provision is addressed through other Local Plan policies, national planning policy and legislation (notably the Community Infrastructure Regulations 2010 (as amended)). It is also considered that it is not necessary for the Criterion i) to specify what new provision and/or contributions should be sought from the development. This should be determined at the point an application is submitted and through negotiation with the LPA and relevant bodies, having regard to existing provision, demand created by new development and the Council's own Infrastructure Delivery Plan (which is a live document and may be subject to change, as confirmed in Paragraph 10.28 of the draft Local Plan).
51. The Council will be aware that, the NPPF requires Local Plans to be succinct (Paragraph 15) and to avoid unnecessary duplication of policies (Paragraph 16). It will also be aware that, when considering applications for development, the Local Plan should be read as a whole. In this context, with regards to the remaining criteria of the H54 (namely criteria c), d), e), g), h), i), j) and l)), in order for the Plan to be consistent with national policy (and therefore meets NPPF soundness test d)), the following criteria should be deleted from H54. For ease of reference, Table 4 below sets out the individual H54 criteria and the associated policies contained elsewhere in the Plan and/or National Policy and legislation that cover these particular issues.

*Table 4: H54 Policy Criteria Analysis*

<b>H54 Criterion</b>	<b>Relevant other Local Plan Policy / National Policy</b>
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.	<ul style="list-style-type: none"> <li>• LP Policy CC2</li> <li>• NPPF Section 14</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE3 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> </ul>
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 shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> <li>• Fareham Design SPD</li> </ul>

g) A network of linked footpaths within the site and to existing PROW shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and TIN2</li> <li>• NPPF Para 100</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE6, NE9 and D2</li> <li>• NPPF Para 174</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
l) Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3.	<ul style="list-style-type: none"> <li>• LP Policies TIN1, TIN4 and NE3.</li> <li>• NPPF Para 34</li> <li>• Community Infrastructure Levy Regulations</li> </ul>

52. It is noted that, alongside the H55: Longfield Avenue housing allocation policy working, the Council has produced a 'Land Use Framework Plan' to the support this proposal. The Framework Plan appears to identify the land to the north of Oakcroft Lane (that forms part of Persimmon's H54 site) as part of the Longfield Avenue proposal<sup>12</sup>. Persimmon has had no discussions with the Council (or the promotor of the H55 site) on this matter. It is therefore surprising and concerning that the Council has identified Persimmon controlled land on the Framework Plan when this does not relate to the H54 allocation. Should the Council and/or site promotor wish to use Persimmon's land to support the H55 allocation, it is imperative that this is formally discussed with PHSC. In the absence of such discussions it may not be possible to regard the H55 as a deliverable/developable housing allocation. If this land is not required to deliver the H55 allocation, to avoid any confusion for reader of the Plan, this land should not be shown as shaded green on the H55 Framework Plan.

#### HRA

53. The Council has commissioned a focused update of the emerging Local Plan's HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. This update considers the H54 proposed allocation and concludes that, in terms of the requirement Habitats Regulations, the site can be allocated. It should be noted that as part of the Oakcroft Land appeal proposal, PHSC submitted a site specific 'shadow' HRA. The

<sup>12</sup> Albeit that this land is shown to be located outside of the H55 red line boundary.



report prepared by ECOSA (and appended to these representations) concluded the following:

*'The screening stage of the shadow Habitats Regulation Assessment concluded that there would be a likely significant effect as a result of the proposals on European sites within the Zone of Influence of the proposals when considered both alone or in combination with other plans or projects. Therefore, an Appropriate Assessment was required in order to determine whether the proposals would have an effect on the integrity of these sites.*

*Following the incorporation of appropriate mitigation, including creation of a new Ecological Enhancement Area, financial contributions to the Solent Bird Aware strategy and implementation of pollution control measures it has been concluded that there would be no adverse impact on site integrity either alone or in-combination with other plans or projects on the Solent and Southampton Water SPA/Ramsar site, Portsmouth Harbour SPA/Ramsar site, Solent Maritime SAC and Solent and Dorset Coast SPA.'*

54. It is also noted that the officer report (including those comments made by the Council's ecologist) did not consider that the application should be refused due to HRA issues.

#### Conclusions on Policy H54

55. To conclude on the H54 Policy, PHSC support the principle of the allocation but not the current drafting, which fails the soundness tests in respect of: not being positively prepared, not being justified nor consistent with national policy. However, in the Company's view the Policy could be made sound through a number of changes. For ease of reference PHSC has suggested alternative policy text for the H54 site. This is provided at **Appendix 22**.

## **CLIMATE CHANGE**

### **Strategic Policy CC1: Climate Change**

56. PHSC previous comments made in response to Policy CC1 still stand. However, it is noted that Criterion e) now makes reference to the exceedance of Building Regulation requirements. It is assumed that this new element of the Policy is referring to the Optional Building Regulations. If this is the intention of the Policy, the Policy working should confirm / clarify this.

## **NATURAL ENVIRONMENT**

### **Policy NE2: Biodiversity Net Gain**

57. PHSC's previous comments made in response to Policy NE2 still stand. However, Persimmon has a further comment to make in respect of this Policy with regards to the 10% Biodiversity Net Gain (BNG) requirement.
58. Paragraph 174 of the NPPF states that:

*'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*.... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;'* (PHSC's emphasis)

59. The NPPF does not, however, require 'at least 10% net gain'. This provision is set out in the Environment Bill which has not yet received royal assent. Once the Bill becomes law, all Councils will be required to seek at least 10% BNG as part of planning applications.
60. Until such time as the Environment Bill becomes law, it is not appropriate for the Policy NE2 to specify the percentage BNG net gain. Instead, the amount should be determined through negotiation between an applicant, the Council and Natural England (where appropriate).
61. It is recognised, however, that the Environment Bill is relatively well progressed and may become law in the not too distant future. As such, the Policy should be redrafted so that at least 10% BNG (or whatever percentage eventually materialises through the Bill) will only be required once the Bill has become law (taking into account any transitional arrangements that may be set out in the emerging legislation).
62. It is also noted that Paragraph 6.30 of the supporting text to Policy NE2 states that the Policy will not apply to land contained within the Welborne Plan. As indicated above, once the Environment Bill becomes law all planning application will be required to achieve this required BNG increase. There are no provisions in the Bill to exempt sites (including Welborne) from this requirement. As such, Paragraph 9.30 should be deleted from the RLP.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

63. PHSC's previous comments made in response to Policy NE2 still stand. However, the Company has a further comment to make in respect of this Policy with regards to Criterion c).
64. This element of the Policy requires that '*A suitable replacement habitat is provided on a like for like basis broadly close to the site*' the Council's evidence for this assertion is absent. Indeed as set out in legal advice commissioned by Havant Borough Council (see **Appendix 23**) in respect of its Warblington Farm bird mitigation proposal, it is only necessary for replacement habitat to mitigate the same population of bird species. Redrafting of this Policy is therefore required that takes into account the advice provided above.
65. It is also questioned whether it is appropriate for the Council to show the Solent Wader and Brent Goose Sites on the RLP Policies Map. The Council will be aware that Bird Aware Solent maintain a GIS database of the Wader and Brent Goose sites on their website<sup>13</sup>, and these sites are subject to relatively frequent change. By showing the Solent Wader and Brent Goose Sites on its Policies Map, the Map will quickly become dated, and could become

<sup>13</sup> <https://solentwbgs.wordpress.com/page-2/>

misleading. It is PHSC's recommendation therefore that the Solent Wader and Brent Goose Sites are deleted from the RLP Policies Map.

#### **Policy NE8: Air Quality**

8. Persimmon Homes acknowledges the national direction of travel with regards to Electric Vehicles (EVs) and role they can play in addressing climate change issues. However, the Company would welcome further elaboration in the supporting text or policy regarding the specification of changing points, particularly with regards to expected power output / capacity.
9. There are practical issues (and potentially unintended consequences) with regards to site design that may arise through the implementation of this policy (including in relation to the retro-fitting of homes). PHSC would highlight that the Government currently provides a 75% subsidy to homeowners towards the cost of installing EV charging points. However, this subsidy is only available to properties that have on-plot parking. This should be considered by the Council in terms how parking should be accommodated in developments, as frontage on-plot parking is preferable in terms of the subsidy (as opposed to shared rear parking courts which are often favoured by Fareham Council). The Council should be aware of the potential design implications of this element of Policy NE8.
10. The Council should also be aware that as EV charging infrastructure become more prevalent in new developments, and the take up of EVs increases over time, the cumulative energy demands of said development will increase considerably therefore necessitating the provision of additional sub-stations as part of development that would otherwise not be required. It is unclear whether this has been factored into the Council Local Plan viability assessment.

#### **Policy NE10: Protection and Provision of Open Space**

11. The Council has proposed some additional wording to Policy NE10 as show below:

*'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 '*

12. The word 'clearly' introduces a significantly degree of subjectivity into the policy which is unnecessary and will ultimately make interpretation of the Policy more difficult for the decision-maker and applicants alike. It is PHSC's recommendation therefore that the word 'clearly' be deleted from the NE10 policy wording.



#### **4: OMMISION SITES**

13. PHSC's representations on the previous Regulation 19 Plan, highlighted six site that are being promoted by Persimmon on the periphery of Stubbington that were not selected for allocation in the draft Plan. With regards to the Land at Oakcroft Lane site (Site 6 in PHSC's previous representations), the Council has now identified this site for housing allocation (see above commentary on Policy H54). However, with regards to the other five sites listed in Table 5 below, the Council has opted not to take these site forward in the RLP. This is extremely disappointing in the context of the housing pressures evident in Fareham Borough.

*Table 5: Persimmon Homes' Omission Sites*

Site Number	Address	Gross Area Acres (Hectares)	Site Capacity Estimate*
1	Land East of Burnt House Lane, Stubbington	23.53 (9.52)	240 - 320
2	Land West of Peak Lane, Stubbington	46.25 (18.72)	TBC
3	Land North of Titchfield Road, Stubbington	4.83 (1.95)	40 - 50
4	Land South of Titchfield Road, Stubbington	2.78 (1.12)	10 - 30
5	Land West of Cuckoo Lane, Stubbington	52.76 (21.35)	150-200
<b>Total</b>		<b>130.15 (53.08)</b>	<b>440 - 600</b>

\*Based on net developable area, not gross area.

14. It is noted that despite the Council revisiting a number of sites in the SHELAA, its conclusion with respect to the PHSC sites listed in Table 5 have not changed. As such the comments set out in PHSC previous reps still stand.
15. It is Persimmon view, **in light of the extensive unmet LHN and unmet sub-regional housing need more generally, the RLP is not currently sound. However, as highlighted above, the Plan could be made sound through consideration of omission sites (including those listed in Table 5) through the examination process and subsequent modification to the Plan.**

### **Additional Response Information from Tracey Viney to the FBC Local Plan Consultation**

Further to the responses made to the FBC draft local plan consultation on the response form provided, please find below further information on why I believe the current draft plan is not sound or legally compliant.

#### **Policy D2 – Settlement Identity & Development in Strategic Gaps**

QB3 cont'd

The large area of **land allocated as HA54 & 55 effectively removes the important strategic gap between Fareham and Stubbington, which Policy DS2 describes as critical, as a result the draft plan is not sound.**

Paragraph 3.46 states; Retaining the open farmland gap between Fareham and Stubbington is critical to preventing the coalescence of these two settlements. I agree with this statement. I do not agree with the remainder of that paragraph which contradicts the above.

- It states no boundary changes are proposed at this time, yet Housing Allocation HA55 shows a very significant incursion into the strategic gap, effectively removing the farmland gap east of Peak Lane. Half the width of the farmland gap is proposed to be replaced with 1250 dwellings and new infrastructure, while the remaining half is to be replaced with green infrastructure including a 4ha sports pitch hub, changing rooms and parking. This would not provide an effective gap between settlements as required by policy D2. It would certainly not provide an effective natural countryside gap for habitat continuity and wildlife. By definition a sports hub will be heavily used eliminating any value to wildlife of this important and strategic wildlife corridor.
- It states that the boundary of this strategic gap can be redrawn whilst retaining its important function of preventing settlement coalescence. This is not the case with the allocations shown in the draft plan, the gap is effectively lost as described above.

QB4c cont'd

It is important that the continuity of natural countryside at the junction of the Meon Gap and Stubbington Gap is retained to provide valuable wildlife corridors and maintain distinct communities. With the construction of the Stubbington by-pass in this critical gap, the spread of housing/ buildings along the edges of both gaps and urbanisation of agricultural areas of the gaps through expansion of equestrian infrastructure and nurseries the natural habitat within each gap and especially at the junction between the two gaps has already been significantly pinched and denuded reducing the width of the corridors, their value to wildlife and carrying capacity. This should not be allowed to continue and **the need to maintain the existing width of the countryside /habitat gap at the critical junction between the two strategic gaps to ensure continuity of natural habitats should be specifically stated in the plan.**

## **Housing Allocation HA55 – Land South of Longfield Avenue**

QB3 cont'd

I do not consider that the allocation of site HA55 is sound for the following reasons;

I believe that the proposed housing allocations in the plan will significantly affect the integrity of the Stubbington Strategic Gap and the physical and visual separation of the settlements contrary to policy D2 of the plan. The gap was already narrow such that you could see from one side to the other. The allocation for housing, new infrastructure and playing fields east of Peak Lane, in conjunction with the construction of the new by-pass effectively removes the gap, as there will be no natural habitat between the two urban areas. See my comments on Policy D2 regarding the Strategic Gap.

The countryside gap between Hill Head & Stubbington has already been lost to urban sprawl and it is essential that the gap is maintained between Stubbington and Fareham to maintain the distinct community identities.

The plans provided in the public consultation document 'Fareham Today' are misleading and consequently not fit for purpose. It is very disappointing and frustrating that where there is more than one allocation, or other applications have already been made for housing alongside allocated sites being illustrated these are not shown on the plans included by the Council in their public consultation, so that the full impact of new development is clear to those being consulted. For example, Housing Allocation HA54 and 55 are alongside each other in the gap between Stubbington and Fareham, but HA54 is not shown on the plan for Land South of Longfield Avenue, instead the area is shown as open countryside, making the Strategic Gap appear bigger than it will be. This is misleading. I believe that other developments are also already permitted or planned in the fields either side of the new by-pass but these are also not shown. The public consultation plans should have been much clearer about the scale of the development proposed in the area of open countryside between Fareham and Stubbington, showing all areas of planned development on one map.

There has not been appropriate or adequate consultation on the proposed development in the strategic gap (HA55). The information that was originally made widely available to the public was misleading. The March version of 'Fareham Today' which set out the key points on the earlier plan consultation gave no indication of the scale of infilling of the strategic gap between Fareham and Stubbington. On page 15 it merely showed the broad outline of what was described as a Strategic Growth Area, with the text indicating that it would still provide a sizeable but smaller gap between settlements, with ecological parkland connecting the Alver and Meon Valleys. This description is completely misleading when you now see the scale of development (number of dwellings and extent of non-natural habitats) proposed in the gap under allocation HA55 on page 9 of 'Fareham Today' summer 2021 edition. Even if members of the public had looked at page 9 they are likely to have been misled by the terms used on the plan shown as 'bird mitigation' area and 'green infrastructure' most likely assuming that these would be natural open spaces suitable for wildlife. When in fact the key on page 148 of the full draft plan, which the majority of the public will not have seen, describes green infrastructure of a type which will urbanise the gap, not provide improved connectivity between the Alver and Meon Valleys.

The proposal for a bird mitigation area is flawed. If land is to be allocated for bird mitigation it needs to be largely undisturbed. This will not be the case, as the area shown is already not undisturbed.

- a) Page 9 of Fareham Today (summer 2021) shows a plan for HA55 with a Bird Mitigation area illustrated west of Peak Lane. This is not shown specifically on the more detailed plan on page 148 of the draft plan. Instead it indicated that the area west of Peak Lane can include any of a number of green infrastructure uses, with some of the uses indicated being completely incompatible with a bird mitigation area as they would cause disturbance. If it is intended to be a Bird Mitigation area why is this not shown on the more detailed plan on page 148?
- b) The area west of Peak Lane is already trampled by dogwalkers from the existing urban development around the site. When there are crops in the fields this tends to limit dogwalkers to preferred desired lines, which does have some benefit in reducing there impact on wildlife disturbance. If the area were to be set aside for bird mitigation it would not be possible to stop the established use of the area for dog walking, unless an alternative area were to be provided. But far from it, the proposal is to build a further 1250 dwellings south of Longfield Avenue introducing even more dog walking pressure. Dog walkers, joggers etc. emanating from the existing developments and new allocation will inevitably be concentrated into the small remaining pocket of open space land on the west side of Peak Lane reducing the areas value to wildlife. Adding the dogs, cats and people from those further 1250 dwellings will increase disturbance in the area west of Peak Lane even further, effectively making its primary function a dog walking / recreation area with minimum value for wildlife. I cannot see how it could be managed effectively as a viable bird mitigation area.

Lockdown has shown that people need large expanses of open space for exercise and well being. The removal of the Fareham to Stubbington Strategic Gap removes a space that people rely upon for well being and exercise. Instead an even larger population in this area will be forced into a smaller area of open space which is unable to accommodate their needs and this will cause a range of conflicts.

As the open space around residential areas is further pinched people will be forced to the coast which will have a significant impact on the European Protected SAC/SPA habitats and designated species. The Longfield Avenue allocation is very close to the coastal SPA at Hill head and Titchfield Haven National Nature Reserve, close enough to walk, run and cycle, so it will inevitably cause increased disturbance to the European protected sites in breach of the Conservation of Habitat & Species Regulations 2017 (as amended by the 2019 Regulations). Merely allocating a financial contribution for each dwelling to the Solent Recreation Mitigation Strategy in line with policy NE3 will not off-set the short or long-term impact on these habitats (*see separate response on the effectiveness of policy NE3*).

I have observed Bird Aware Solent staff doing their best to engage and educate people on the coast around the borough, but they have no powers to enforce responsible behaviour and as a result the disturbance to the SPA's continues and will get worse with the growth in the housing proposed under this plan.

Paragraph 9.47 of the draft plan refers to some proposals by nature of their size and/or proximity to the coast may have additional effects on the Solent SPAs. This must apply to residential units proposed as a part of HA55. A one off payment by the developer cannot mitigate the short and long-term impacts of increased disturbance to the SPAs from these new dwellings.

I note that the large fields south of Longfield Avenue are not shown on the map on page 146 of the plan as being used as a Brent Goose and Wader Support Area. Historically when I lived in that area flocks of waders such as lapwing, golden plover and even dunlin were present on those fields, notably at high tide. Is there adequate survey data over a number of years for the Council to be sure that these fields are no longer used by waders from the SPA's?

### **Policy NE3 Recreational Disturbance on the Solent Special Protection Areas (SPA's)**

QB3 cont'd

Policy NE3 is not legally compliant with the Conservation of Habitat & Species Regulations 2017 (as amended by the 2019 Regulations) and is not sound.

- a) Paragraph 9.46 of the draft plan states that; 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. It is impossible for an increase in residential units not to cause disturbance to the coastal SPA's as in a free country you cannot stop new residents going to the coast, and the housing allocations are so close and the alternative opportunities so limited that new residents will inevitably visit the coast for recreation and dog walking.

I have observed Bird Aware Solent staff doing their best to engage and educate people on the coast around the borough, but they have no powers to enforce responsible behaviour and as a result the disturbance to birds using the SPA's continues and will get worse with the significant growth in housing proposed under this plan. As a result impacts on the SAC and SPAs will continue to occur and will get worse as a result of the implementation of the draft plan. A one off payment by a developer cannot mitigate the short and long-term impacts of increased disturbance to the SPAs.

Bird Aware Solent are unable to prevent disturbance at existing levels of recreational disturbance and therefore the SPAs cannot sustain further levels of recreational pressure and disturbance without there being a significant impact on the SPA. This is entirely predictable and therefore the allocation of further housing and Policy NE3 is not sound nor legally compliant with the Conservation of Habitat & Species Regulations 2017 (as amended).

- b) New text has been added to paragraph 9.46 indicating that other types of development (such as new hotels, student accommodation, camping and caravan sites) may also need to address recreational impact. Of course, any increase in all of these types of development in the borough will have an impact by increasing recreational activities and disturbance on the coast and thus on the SPA's. The use of the term 'may' is inappropriate and the policy must be stronger on this to protect the European protected sites.
- c) The current policy to protect the SPA's is flawed as the Bird Aware Solent Rangers brief is only to attempt to address the negative impacts of land based recreation. In reality increased housing brings with it increased water based recreation as well and this is not being addressed. The impact of the pandemic has not only resulted in increased dog ownership, but also a big increase in canoes, paddleboards, kite surfers and other forms of water based recreation. The level of disturbance is increasing year on year along the coast and along the River Hamble, as people with canoes and paddleboards can access even the shallowest creeks causing significant and regular disturbance of high tide bird roosts designated as part of the SPA. I am involved in monthly Wetland Bird Counts on the River Hamble and coast at Hook with Warsash Nature Reserve and witness the regular disturbance of species which should be protected by the SPA designation under the Habitat Regulations 2010.

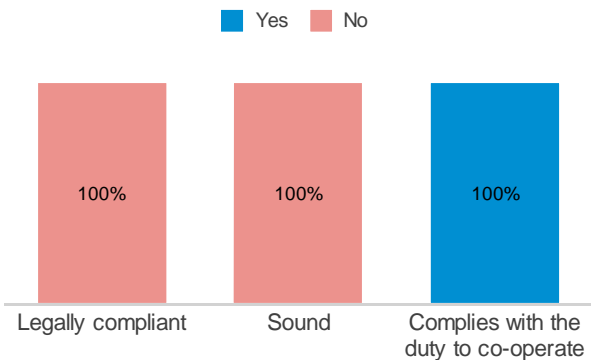
Tracey Viney (July 2021)

# Paragraph | Habitats Regulation Assessment (HRA)

## 1 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	1	1	1
Yes	0 0%	0 0%	1 100%
No	1 100%	1 100%	0 0%



### Respondent: Ms Amy Robjohns (196-53948)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	Yes

### **Please provide details you have to support your answers a...**

Developing the strategic gap by Stubbington means reducing the amount of alternative open spaces for people to use. This is not good, especially given the high levels of disturbance already negatively impacting the internationally important intertidal areas. It is worth noting that ALL of Fareham's beaches and intertidal areas are internationally important and the current mitigation strategy doesn't go far enough. It's time that these beaches stopped being treated like amenity beaches. The current SRMS talks about "preventing a net increase" in disturbance but I fail to see how that can be achieved or monitored well, as there are already high levels of disturbance especially in Fareham all year round. I am in discussions with BirdAware to try and improve the strategy - as a starting point it needs to recognise the importance of breeding and migrating birds which are included on the SPA. The HRA also fails to note that Common Terns, for example, use the SPA when migrating (e.g. once the chicks have fledged) and are thus vulnerable to disturbance in the same way as overwintering birds. The European protected areas were designed with the need to protect species at each state of their life cycle/migration which includes post-breeding flocks on beaches! This is currently not recognised in Hampshire despite the data available to show which areas are favoured by terns and Mediterranean Gulls. Fareham's beaches (e.g. Meonshore, Hill Head & Brownwich) are sites favoured by these species once they have finished breeding. The HRA doesn't consider this (and worryingly nor does the SSSI citation) but it is important. The HRA appears to be trying to use Wetland Bird Survey data to talk about breeding terns and gulls, which is not good as there will be more detailed data available. Counting terns and gulls during the Wetland Bird Survey counts is optional as there are better surveys and monitoring specifically designed for these species. I disagree the enough is being done to mitigate the negative impacts of recreational disturbance. It is a big problem now, and before more development takes place in the Solent, there needs to be more work done that leads to a significant drop in current levels of disturbance including in Fareham. It's high time that these international designations were taken seriously and that these beaches stopped being treated or advertised as "amenity" beaches. FBC's website talks a lot about beaches but doesn't inform people that they are not amenity beaches. Simply relying on a small team of rangers to talk to people across the whole of the Solent (a vast area) for a few months each year is not going to have a big enough impact. Conservation of these internationally important areas is failing and that is not acceptable. Every time I visit my local seafront to monitor the birds using the beach there are varying amounts of recreational disturbance. I do not go onto the beach and watch from a distance so that I am not disturbing the birds. It is not acceptable for there to be days like the August bank holiday in 2019 when the beaches were packed full of people as soon as the tide started dropping, and migrating birds were unable to use the beach. The terns were not settling and didn't make use of Titchfield Haven NNR which is near by because they use the beach to roost. I watched them flying around wanting to roost but there was nowhere for them to go. In the winter months you often see Brent Geese, for example, sat on the sea waiting for the beach to empty due to numbers of walkers and dogs, or watch them flying from one end of the beach to the other, again people of avoidable recreational disturbance. Finally, the Stubbington strategic gap is included on the Wader and Brent Goose Strategy but classed as "low use". This is hardly surprising given how much the area is used for recreation. In addition, the management of the site has an impact on its suitability for wading birds and wildfowl. Better management of the whole site would likely lead to an increase of target species. Lapwing used to breed there! It does support Golden Plover, Snipe, Lapwing and other species, and used to be better.

### **What modification(s) is necessary to make the Revised Pub...**

The Solent Mitigation Recreation Strategy is not currently good enough to prevent negative impacts relating to more houses and people, and increased pressures facing the internationally important areas. It is also not good enough to only talk about a "no net increase" as disturbance needs to decrease now. You cannot conclude that this strategy will mean further developments won't have a negative impact or lead to more disturbance.

### **How would the modification(s) you propose make the Revise...**

see above

### **Your suggested revised wording of any policy or text:**

see above

### **If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session



## RESPONSE ON POLICY NE3

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

NE3 - Recreational disturbance on the Scent SPA's.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Policy NE3 is not legally compliant and is not sound. The policy does not provide an adequate framework to protect the SPA's from increased land and water based recreational disturbance, which will inevitably result from the scale of new housing & other allocations in the draft plan. As a result it will cause entirely predictable and significant negative impacts on the SPA's contrary to the Conservation of Habitats & Species Regs 2017 (as amended). Please see attached document for further details on my response.



## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

IAN

GRAY

Retired

-

A3 Please provide the Agent's details:

Title:

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input checked="" type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

P 6 Local Plan Special - P 9 of same

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

HA1

B1c Which part of the Policies Map ?

Town Centre & Edged Town

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Portland Chambers West Street HA55

B1e Which new or revised evidence base document ? E.g. Viability Assessment

Nitrate offset storm drainage

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Portland Chambers is a prominent historic building - facade must be retained & access to any flats must be at rear  
Pareham only achieved limited nitrate offset & would not be able to meet government requirement if major development allowed  
Raw sewage has been released into Solent and Poole Common  
sewage works would not cope with large development drainage

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Fareham Council to maintain policy to prevent development South of Longfield Avenue to retain 'lung' between Fareham and Stubbington

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the wishes of the majority of local voters

B4c Your suggested revised wording of any policy or text:

No development shall be permitted until all infrastructure is in place

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

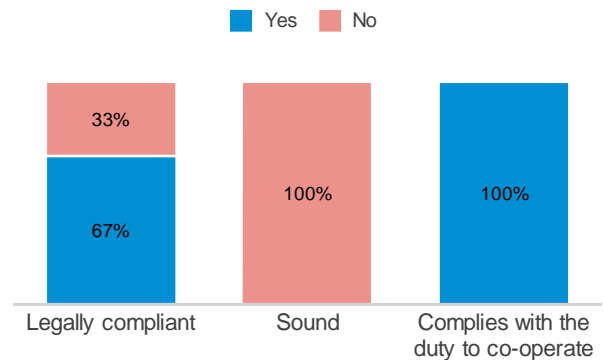
**FAREHAM**  
BOROUGH COUNCIL

## Paragraph | 9.32

### 3 Representations



	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	3	3	3
<b>Yes</b>	2 67%	0 0%	3 100%
<b>No</b>	1 33%	3 100%	0 0%



#### Respondent: Mr Russell Prince-Wright (277-21943)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	Yes

#### Please provide details you have to support your answers a...

The plan is not sound nor legally compliant in that it does not set aside sufficient land (legally) for wildlife habitats. 1 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments. Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with the wording used in National Policy. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the policy seeks to enhance and reconnect ecological networks where they have been compromised. Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity. Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health. Habitats Directive and biodiversity 4 Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

**What modification(s) is necessary to make the Revised Pub...**

Ensure that Habitats are ENHANCED not (neutralised)

**How would the modification(s) you propose make the Revise...**

It would comply with NPPF directives for Habitat and Natural Environment protection and IMPROVEMENT

**Your suggested revised wording of any policy or text:**

No suggestion - Needs complete analysis

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

---

**Respondent: Ms Sarah Jamieson (157-41348)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

The paragraph regarding planning for biodiversity is not sound because it is not written positively enough. It states that biodiversity COULD be improved by positive action in building. I would argue that this should be made a formal part of the plan, so that all new developments support biodiversity, through means such as inclusion of swift bricks (37p a time), bat boxes and (missing from the report) hedgehog highways. (These need to be formally part of the planning process and local policy or from experience, they simply do not happen)

**What modification(s) is necessary to make the Revised Pub...**

This paragraph should state that Fareham will encourage developers to make all new developments support biodiversity, through means such as inclusion of swift bricks (37p a time), bat boxes and hedgehog highways.

**How would the modification(s) you propose make the Revise...**

The suggested modifications would make it more positively prepared

**Your suggested revised wording of any policy or text:**

This paragraph should state that Fareham will encourage developers to make all new developments support biodiversity, through means such as inclusion of swift bricks (37p a time), bat boxes and hedgehog highways.

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

I would like to ensure that my views are represented

---

**Respondent: Mr Nigel Hoggett (227-491052)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

The revised paragraph is not sound. It is nebulous and not positively prepared, it does not give as positive an outcome as it should. The plan shows no evidence of engagement wiith statutory bodies. It states that biodiversity COULD be improved by positive action in building. I would argue that this should be made a formal part of the plan, so that all new developments are encouraged and supported to promote biodiversity, through means such as inclusion of swift bricks (37p a time), bat boxes and (removed from the original report) hedgehog highways. (These need to be formally part of the planning process and local policy, or from experience, they simply do not happen)

**What modification(s) is necessary to make the Revised Pub...**

1. Engagement with local relevant bodies such as The Hampshire wildlife trust, and Hampshire swifts. 2. Inclusion of positive statements about the actions of developers promoted by the council. 3. Measurable goals rather than nebulous statements.

**How would the modification(s) you propose make the Revise...**

It would show that the plan included consultation and is positively prepared.

**Your suggested revised wording of any policy or text:**

'...accommodated onsite. All new developments are encouraged and supported to promote biodiversity. Every new property built should include a swift brick, one in three should have a bat box and hedgehog highways should be a planned element of every development. 25 % of all communal and road edge spaces should comprise meadow or woodland.'

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

---



Mr W A Ross

Department of Planning and Environment,  
Fareham Borough Council,  
Civic Offices  
Civic Way  
Fareham  
Hampshire  
PO16 7AZ

30 July 2021

For the attention of the Principal Planning Officer

Dear Sirs,

### **Revised Publication Local Plan 2037**

The first thing that I have to say about the revised plan is there it raises no objections to the principle of building thousands of houses and commercial buildings in an already over developed part of the country. It is time local councils started to raise their profile to object to the demands of central government with regard to development on precious green space.

Fareham has been asked to take overspill from Portsmouth because they cannot meet their government development demands. Fareham should say no to this request. There is more than enough issues trying to satisfy the unjust demands for Fareham without trying to satisfy the allocations of other local authorities.

The plan seems to give a nodding acknowledgement to the environmental problems that the proposed developments will make. Building on fields that flood badly in the winter will only create problems and leave the water companies open to more issues. Recent court cases with Southern Water show the problems that are caused by insufficient infrastructure. The issues can only get worse with the environmental and climate changes that are predicted for the future.

Although the plan gives nodding space to addressing the issue of storm water and runoff, that is the problem, it is weasel words. The development proposals will only exacerbate the issues. The local seas around the Channel and especially the Solent already have issues with sewage and nitrate run off. Intense development around the area can only increase these problems and with predicted increase in rainfall, the infrastructure will not be able to cope. The issues have been highlighted by the tragic events of recent years.



Whilst more development is inevitable, more consideration needs to be given as to where the development is made. I suspect that the reason some of the green spaces were not developed in the past, is that decisions were taken that allowed the environment to cure some of the problems that could happen if the developments go too far. I'm sure planners of the past have taken the issues to heart and used common sense. They also have local knowledge of the issues and politicians should not be overriding the pressing reasons as to why developments should not take place.

Government have a huge responsibility here. Instead of getting us to accept Solent City by the back door, they should be looking at new towns in parts of the country that can take the overspill. Obviously, this causes its own problems but they were overcome in the 1950s and 1960s so they should not be a barrier currently.

Locally, the support infrastructure is not fit for purpose. Doctor's surgeries can't cope, schools are over-subscribed, the hospitals are overwhelmed, the supply issues to cater for the growing population is bursting at the seams and the emergency services are overstretched. It is all very well for Government to say they will increase this and that but we all know it doesn't happen or if it does, not on a large enough scale.

Local people are "fed up" with congested roads at peak times and all the local air pollution that brings. The realization that our local area is subject to more development is very concerning to them. Many people think as I do that there should not be additional development south of the M27 because, with the increased population, our local amenities may not be able to cope.

Any further development must be restricted to brownfield sites. No more creep into precious green space.

Central Government must be made to realize that people don't want further unsightly and environmentally damaging development. Local development managers and councilors should be relaying these concerns to Government and not just accepting their edicts.

Yours faithfully  
Mr William Ross

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

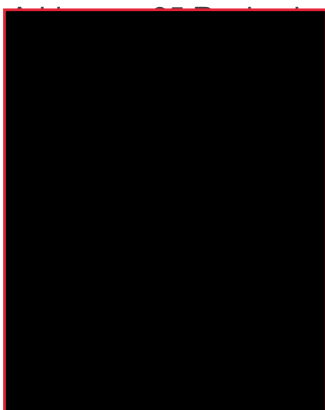
Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with the wording used in National Policy. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was HA1 singled out as an allocation and how was the Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and have submitted applications that the LPA have resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming their sites fit well with HA1 has now resulted in the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift toward the Developers.

Finally and critically sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community. These errors contained in the plan confirm that it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan which is extant. Para 4.8 Allows the LPA to consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in the extant 2015 Plan, page 38 ignores this, stating that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. It is an unfair distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). Therefore, another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Policy D3 para 11.44 which states "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".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

**B4a** What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and objections raised.

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's consultants. E.g., regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate" This is misleading and confusing to members of the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community. These errors contained in the plan confirm that it is unsound.

**B4b** How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

**B4c** Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

**B5a** If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

**B5b** Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

## Further comments on the Fareham Local Plan

### which I have been unable to include in your too strict formatted comments form

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives. Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and



Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## Comments on the Local Plan 2037

### Test of Soundness - Settlement Definition

- In the Foreword to the Publication Plan written by the Executive Member for Planning and Development states the vision of the Council to “distribute development across the Borough and achieve maximum community benefit from that development”.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan, alone contributes 832 dwellings to this number - 14%. This is not distributing “development across the Borough”. It is concentrating it in a small area of the Borough.
- As for “achieving maximum community benefit from that development”, the opposite will occur. An example is HA1 land to the north and south of Greenaway Lane. The 832 dwellings (14% of the total) “proposed” for this area will bring a minimum of 1,600 extra vehicles. The area is within a peninsula with only 3 roads in or out. It is already at maximum capacity for traffic. There are not enough school places at the moment. No new infrastructure is planned. There will be negative community effects.
- in the Foreword to the Publication Plan it states “greenfield sites are less favoured locations for development. Para 2.10 of the Publication Plan states “Fareham Borough will retain it’s identity, valued landscapes and settlement definition and will protect it’s natural, built and historic assets”.
- The proposed allocation of Policy HA1 (which is not in the current extant Local Plan) contradicts these aspirations and also those of Para 2.12 “Strategic Priorities” which “strive to maximise development within the urban area and away from the wider countryside and to create places that encourage healthier lifestyles”.
- Policy HA1 (currently Greenfield sites) is proposed to be re-designated as an urban area. This re-designation to urban status and the movement of the Settlement Boundary to encompass it is a blatant, stealthy manoeuvre by the Council which seems unethical and is done only to suit it’s own objectives.
- Strategic Priority 2 states “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”. Or, as the Council has done, re-designate countryside as urban where convenient.
- Strategic Policy DS1 (paras 3.36 and 5.6) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Policy HA1 calls for the efficient use of existing buildings to meet such need on a one for one replacement dwelling basis. Inconveniently for the Council, these conditions do not apply to HA1 so the Council has simply redrawn the urban boundary so green fields (an easy option for Developers) can be covered in houses.

- Looking at Policy HP4 Para 5.24, HA1 fails to meet criteria e) as the proposals for development will demonstrably have unacceptable environmental, amenity and traffic implications.

### **Test of Soundness - Infrastructure**

- Para 10.14 refers to the Local Plan Strategic Transport Assessment which at para 14.6 states “In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective”.
- However, the area HA1 isn’t assessed within the Local Plan Strategic Transport Assessment so the statement above doesn’t apply to HA1 with 832 dwellings.
- Para 10.15 of the Publication Plan in the Transport plan actually doesn’t include an analysis of streets where the majority of the houses are proposed. When there are 832 new dwellings proposed in HA1 (14% of the total for Fareham) why hasn’t more consideration been given to this area in the Transport Assessment?
- With an average of two vehicles per dwelling, an additional 1,660 vehicles will be on local roads. There is existing congestion but there is no mention of any mitigation that will be required to reduce this congestion now or by 2037.
- The Publication Plan fails the Test of Soundness by not being inclusive of all areas and not being Positively Prepared in this regard.
- Policy HA1 on page 53 refers to traffic routes and despite their being a Planning Decision to limit access onto Greenaway Lane to 6 dwellings due to the narrowness of the Lane with no pavements and ditches along its length in places this has been removed. The Plan now proposes access for up to 140 dwellings through a widening of the Lane when there is actually no scope for widening.
- This will result in a very considerable impact on the countryside character of the Lane and to the safety of it’s non vehicular users.
- Page 54 suggests multiple new accesses onto the already busy Brook Lane some within a few hundred yards of each other. This number could have been reduced considerably had there been no piecemeal development a Masterplan for HA1 (discussed in detail below). The proximity and positioning of these access roads are a recipe for gridlock and accident black spots.
- Policy HA1, page 54, indicates the need for two junior football pitches to be provided. These are not shown in the plan for HA1. Probably because every greenfield site possible location is being covered in housing.

### **Test of Soundness - Housing Need Methodology**

- It is indicated at Para 3.27, fig 3.2, that there are 8 potential growth areas. These are not shown on the map. There is a lack of clarity.
- What is the definition of small scale development? Is it sites of less than 1 Ha or a development of not more than 4 units? Page 158 Policy HP2 is in conflict with Para 4.13.

- A contingency buffer of 1,094 dwellings has been made. However, Page 37 Paras 4.12 and 4.16 as well as Policy H1 shows that the Plan is heavily reliant on the certainty of delivery of the 3,610 dwellings at Welbourne by 2037.
- A previous version of the Publication Plan was scrapped because of a Government change of Housing need methodology. The Government is currently debating a White Paper on “Planning for the Future” which would change the housing need methodology again. Para 4.2 describes the methodology used to calculate Fareham’s housing need on which the whole Plan is based. This Publication Plan is premature and risky as the outcome of the White Paper could change the methodology again.

#### **Test of Soundness - Occupancy Rates**

- The claims regarding occupancy rates in this Publication Plan are not used consistently in the Council’s own proposals and requirements. The Council argues for an average occupancy rate of 2.4 for a 4/5 bedroom house in regards to Nitrate budget calculations. Yet in Para 5.41 it is stated that the occupancy rates for affordable homes will be in the range of 4-6.

#### **Test of Soundness - Carbon Reduction**

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised there is a climate change emergency. The Council for the Protection of Rural England Hampshire believes it is therefore imperative that the Local Plans set ambitious targets and action plans with accountability for achievement in the reduction of carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant Local Plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development also needs to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval.

This is not routinely done in Planning Committee in Fareham and this Publication Plan should be embracing the opportunity to apply these requirements to all Planning Approvals going forward.

- Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets. It does not state what the target should be it refers to individual developments power generation rather than what each development should achieve over and above Building Regulations requirements. The Plan is not positively prepared.
- Similarly in Para 11.35, the Council does not have a sound and effective approach to carbon emissions reduction in the Borough.
- Policy CC1 describes Green Infrastructure but the Borough does not have a Green Belt and non is planned.

#### **Test of Soundness - Healthcare**

Para 10.27 in the Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards. There is no scope to do this.

## **Complies with Need to Cooperate - Housing Need Methodology**

Para 4.6. In agreeing to take up a shortfall of 900 homes from Portsmouth, Fareham Council are taking a big risk. We await the Government's response to last year's consultation on the planning White Paper, Planning for the Future, which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## **Matters of Legal Compliance - Community Involvement**

- The residents have challenged the Council in the High Court of Justice in May 2021 and won their case the judge confirmed the following points: a) that the Council acted unlawfully and unfairly towards the residents. The residents evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council. b) that the Planning Committee failed to grapple with the residents request for a deferment. He further stated the "judgement needs to be shared with everyone concerned within the Council in this case, as their are lessons to be learnt from this".
- The Court action was funded by the residents, and costs were considerable, which shows the strength of feeling. The Council, of course, paid out of public funds.
- The residents have been ignored consistently. Since 2017 there have been protest marches, deputations and objections. A petition against the various versions of Draft Local Plans exceeded the required number of signatures needed to trigger a Full Council meeting debate but a debate was refused. The residents raised a challenge to this to the Council's Scrutiny Board but the refusal still stood. To date no debate regarding the petition has taken place.
- The residents have provided community generated evidence to the Council but this has not been considered as good as the desk exercise evidence provided by the Developers. Examples of the community generated evidence ignored by the Council includes evidence on previous land use which has shown that the previous use of land used by the Developer's to calculate their Nitrate budget is incorrect and traffic survey results produced by the residents and Community Speedwatch teams were simply dismissed. This is discriminatory.
- it has been found and confirmed by the Council that the Publication Plan contains errors. The errors are as follows: a) there are sites not included from page 74 of the SHELAA and also on page 52 of the Plan. b) some sites included on page 52 of the Plan have been included in error. c) the addendum on page 56 of the Plan includes an incorrect address. d) perhaps the worst error is that sites identified as suitable for development but which have not yet obtained planning permission are excluded from the total numbers given for HA1. The residents cannot therefore properly establish the impact of this Plan on their community. A Publication Plan containing such large errors relating to the number of properties to be built is Unsound.
- The Introduction to the Publication Plan, Page 1 Para 1.5, states that representations should focus solely on "Tests of Soundness". However, the guidance given in Fareham Today contradicts this and specifies two other areas to focus on, namely "Legal Compliance" and "Duty to Cooperate". A further error in the Plan and misleading and confusing to residents of the Borough wishing to comment on the Plan.

## **Matters of Legal Compliance - Housing Allocations**

- please refer to my para 3 above relating to the errors in this Publication Plan regarding housing numbers. The Publication Plan is Unsound with respect to housing numbers and therefore also housing allocations.
- Para 1.16 of the Publication Plan makes no mention at all of the 2017 Unadopted Draft Local Plan which never came into effect. This Unadopted Plan is what sparked the resident's petition, marches and huge numbers of objections because the area known as HA1 first appeared in the 2017 Plan proposing over 800 houses in one small area which is Warsash. An area with no infrastructure in any respect to support such an expansion.
- In this Publication Plan Officers confirm it is the previous 2015 Plan which is extant. Para 4.8 allows the Council to consider housing sites allocated in the previous adopted Local Plan. As

already established, HA1 did not feature in the 2015 Plan so HA1 should not appear in this Publication Plan.

- However, Page 38 of the Publication Plan ignores this fact stating that HA1 and other sites local to HA1 are included.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan) alone contributes 832 dwellings to this number - 14%. This is an unfair distribution of housing allocation
- Further, within HA1 (which is not urban but consists of greenfield sites cheek by jowl with each other) there is no inter connectivity between the sites. All Developers are working in complete isolation to one another resulting in piecemeal development and an unnecessary number of access roads. The Council have failed to implement a "Masterplan" which should have considered the wider picture. Developers are not required to consider the site next door and therefore don't.
- This is contrary to Design Policy D3 para 11.44 which states "Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and master plans is vital to ensure that developments are sustainable, appropriately planned and designed"
- A further Environmental Impact Assessment must be conducted showing the cumulative effect of HA1 in it's entirety.
- in this Publication Plan, Para 4.19 Housing Policies, there are a large number of allocations that are no longer proposed, namely HA 2, 5, 6, 8, 11, 14, 16, 18, 20, 21, and 25. Why was it decided to leave HA1 in as an allocation? How was the Objectively Assessed Housing Need arrived at for HA1?
- The Council's decision to propose HA1 within the now irrelevant 2017 Local Plan, has been taken advantage of by Developers who have submitted numerous applications. The Council within Planning Committee have resolved to grant permission on many of the sites already and advanced preparation for building has commenced on a number of them. This is ahead of the Publication Plan being approved.
- Other Developers have been claiming their sites fit well within HA1. This has resulted in the Council adjusting the boundaries of HA1 to accommodate them. Turning what was designated as Countryside into land for development in the process. A power shift towards the Developers it would seem. The Council is willing to listen to Developers but not to the residents of the Borough.

#### **Matters of Legal Compliance - Habitats Directive and biodiversity**

- The Habitats Directive Strategic Policy NE1 requires designated sites be protected and ENHANCED. The Publication Plan Para 9.51 states that the Council as the Local Planning Authority is (merely) aspiring to Nitrate Neutrality. On page 247, Para 9.54 it is indicated that proposals for development should provide a net REDUCTION in eutrophication for the designated sites in an unfavourable condition so as to restore conditions to favourable. Nowhere does the authority require ENHANCEMENT.
- Para 9.50 (NE4) of the Publication Plan confirms the lesser requirement by stating that permissions will be granted when the integrity of designated sites is maintained. No IMPROVEMENT is required for permission to be granted.
- Policy D4 states that the Council will only "**seek** to improve water quality".
- It is clear that the Local Planning Authority's watered down approach contravenes the Habitats Directive. Given the proximity of the SAC and RAMSAR protected sites to the proposed developments in the Borough (particularly to the Western Wards and HA1 sites) it is not clear how any development could be considered without negatively impacting the protected sites.
- Based on the proximity of the Western Wards and HA1 to the protected sites the deliverability of the proposed developments whilst properly satisfying the Habitats Directive is questionable.

- all the Developments in the Western Wards and HA1 are obtaining nitrate neutrality by purchasing “nitrate credits” from a site on the Isle of Wight owned by the Hants and Isle of Wight Trust which is being re-wilded. (A process that is going to take approximately over ten years). Therefore the protected sites will obtain no benefit from the so called nitrate neutrality of the developments. With this third party approach, water quality in the Solent will not be improved and the designated sites condition (currently unfavourable) cannot be maintained or improved. The approach is flawed.
- Habitats Regulation Assessment. Natural England advise that it is the responsibility of the Local Planning Authority to fulfil it’s legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). This surely cannot be achieved by buying nitrate credits from the Isle of Wight. to offset the harmful nutrients generated by residential developments in, say, HA1.
- Given the above legal responsibility, The “Introduction” in Para 1.45 surprisingly does not make any mention of the protected sites in and around the Solent.
- in May 2021 in the High Court the judge stated that the Natural England advice note will need to be reviewed in the light of his judgement. He added the judgement should not be interpreted as giving the advice note a clean bill of health. Thus, the Local Planning Authority is not complying with something that is of itself not advice that is robust enough.
- Strategic Policies NE1 and NE2. Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea for a number of years. This is despite having protected designated sites in our waters which skirt the whole of Fareham Borough Council. This policy of Southern Water’s was discovered as part of the Environment Agency’s largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this is addressed the unfavourable condition of the Solent and in particular the protected designated sites cannot be improved.
- The Borough does not have the sewage treatment capacity to cope with all the new building developments. The Solent SAC, SPA and RAMSAR cannot be protected and their quality improved until the capacity for the treatment of raw sewage is addressed. This issue is not dealt with in this Publication Plan but it is absolutely key to resolve sewage treatment before any building should go ahead.



**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

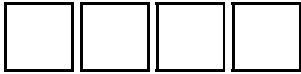
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.

All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <[REDACTED]>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

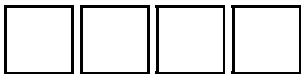
Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.

I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

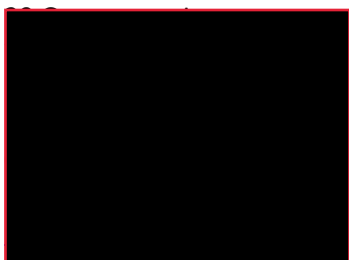
As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins



## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.

### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed and may contain information which is privileged and/or confidential. If it has come to you in error, you must take no action based on it nor must you copy or show it to anyone.

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### What can I make a representation on?

This consultation is different from previous ones as it no longer seeks views on alternative options. You will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Ms
First Name:	Charlotte
Last Name:	Mayall
Job Title: (where relevant)	Regional Planning Lead
Organisation: (where relevant)	Southern Water
Address:	
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details (if applicable):

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	



SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion n) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 120 dwellings at Fareham Station East will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Fareham Station East will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following text (underlined) is added to criterion l) of Policy FTC3;

l) Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the

*existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion m) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 94 dwellings at Fareham Station West will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Fareham Station West will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following text (underlined) is added to criterion l) of Policy FTC4;

l) Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the

*existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion j) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 824 dwellings north and south of Greenaway Lane will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development north and south of Greenaway Lane will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following text (underlined) is added to criterion i) of Policy HA1;

*i) Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the*



*existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion h) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 24 dwellings at 69 Botley Road will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at 69 Botley Road will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following text (underlined) is added to criterion g) of Policy HA17;

g) Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to

*the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion g) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 60 (27 net) dwellings at Assheton Court will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Assheton Court will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy HA44;

*Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the*

existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

HA49: Menin House, Privett Road

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>



B3 Please provide details you have to support your answers above

Southern Water is the statutory wastewater undertaker for Fareham. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.

Proposals for 50 (26 net) dwellings at Menin House, Privett Road will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. This would not be consistent with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In addition, Paragraph 19 of the National Planning Practice Guidance (NPPG) states '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

We have additionally identified a need to protect existing underground infrastructure at this site, and request the inclusion of this criterion in line with other site allocation policies.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Menin House will ensure that this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy HA49;

Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the

existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

HA50: Land north of Henry Cort Drive

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water is the statutory wastewater undertaker for Fareham. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.

Proposals for 55 dwellings at land north of Henry Cort Drive will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. This would not be consistent with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In addition, Paragraph 19 of the National Planning Practice Guidance (NPPG) states '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Henry Cort Drive will ensure that this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy HA50;

*Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider.*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

HA56: Land west of Downend Road

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water is the statutory wastewater undertaker for Fareham. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.

Proposals for 550 dwellings at land west of Downend Road will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. This would not be consistent with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In addition, Paragraph 19 of the National Planning Practice Guidance (NPPG) states '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Downend Road will ensure that this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy HA56;

*Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider.*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.



SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

BL1: Broad location for housing growth

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water is the statutory wastewater undertaker for Fareham. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.

Proposals for 620 dwellings at this location will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. This would not be consistent with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In addition, Paragraph 19 of the National Planning Practice Guidance (NPPG) states '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

We have additionally identified a need to protect existing underground infrastructure at this site, and request the inclusion of this criterion in line with other site allocation policies.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development in this location will ensure that this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy BL1;

*Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the*

existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input checked="" type="checkbox"/> The policies map   | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

Part of secondary support area F11 and parts of low use site F12 at Peel Common  
WTW in relation to Policy NE5

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water owns and operates the Wastewater Treatment Works (WTW) at Peel Common, which provides wastewater treatment services for Fareham district and beyond. We note, through Policy NE5 and associated Policies Map, that parts of the WTW site have been designated as 'Secondary use' (F11) and 'Low use' (F12) areas for Brent Geese and Solent Waders.

Whilst there are quieter vegetated areas of the Southern Water landholding that may offer breeding and grazing opportunities for waders and geese, our concerns regard specifically and only those parts of the F11 and F12 designations which include operational wastewater treatment structures. The Local Plan Policy Map does not provide sufficient detail to identify where that part of the designation overlaps operational parts of our site. We have therefore copied and annotated the map below taken from the Solent Waders & Brent Goose Strategy for clarification (<https://solentwbgs.wordpress.com/page-2/>).

We have identified operational areas contained within the red (F11) and yellow (F12) shaded areas using a blue outline. The area circled blue in F11 contains aeration lanes, which are tanks filled with wastewater that is continually injected with air as part of the treatment process. Due to constant aeration, the water in these tanks is non buoyant and as such birds will avoid them. They are identical in form and purpose to the tanks immediately adjacent, which are excluded from the designation.

Within area F12, we have outlined two further operational structures in blue; the first at the southern edge being a UV treatment area, and the larger area above it being a temporary contractor and treatment trial area and car park. As such there would be a medium to high level of human and vehicle disturbance on a daily basis in these areas. In addition, all areas identified above consist mostly of concrete hard standing or built operational structures that are clear of vegetation, as can be seen in the map below, and as such are void of feeding/grazing opportunities for the birds.



B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Southern Water believes the inclusion of the specific operational areas identified above as secondary and low use Brent Geese and Solent Wader support areas at Peel Common Wastewater Treatment Works is not justified. There is no evidence to suggest that these areas are safe or usable habitat for birds.

We acknowledge that the quieter undeveloped areas surrounding Peel Common WTW may provide attractive habitat for Brent Geese and Solent Waders, and therefore do not contest the remainder of the designation.

In order to make the Local Plan sound, we suggest that the boundaries of the F11 and F12 designations be re-aligned to exclude those operational uses and structures identified in B3 above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would make Policy NE5 of the local Plan sound as a realignment of the F11 and F12 boundaries as detailed above will ensure that the supporting evidence of Policy NE5 is justified.

B4c Your suggested revised wording of any policy or text:

No suggested amendments to the wording of Policy NE5.

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

**Revised Submission Fareham  
Borough Local Plan 2037: Regulation  
19 Consultation (June 2021)**

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**Representations Submitted on behalf of:**

**Foreman Homes Ltd**



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**Policies:  
H1, NE5 and HP4**

**and**

**Omission of Land South of Romsey  
Avenue, Fareham as an Allocation in  
Policy H1 (SHELAA Site Ref 207).**

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**WBP REF: 7671**

**JULY 2021**



**Woolf Bond Planning**  
Chartered Town Planning Consultants

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## **APPENDICES**

1. Inspector's Report into Examination of the Tonbridge & Malling Local Plan (7<sup>th</sup> June 2021)
2. Inspector's Report into Examination of the Sevenoaks Local Plan (2<sup>nd</sup> March 2020)
3. Sevenoaks DC v Secretary of State for Communities, Housing & Local Government [2020] EWHC 3054
4. Land adjacent to 'The Navigator', off Swanwick Lane, Lower Swanwick – allowed on 20<sup>th</sup> January 2015 (Ref APP/A1720/A/14/2220031)
5. Land north of Cranleigh Road and west of Wicor Primary School, Portchester – allowed on 14<sup>th</sup> August 2017 (Ref APP/A1720/W/16/3156344);
6. Sawmills Industrial Park, Wickham Road, Fareham – dismissed on 10<sup>th</sup> September 2018 (Ref APP/A1720/W/17/3192431)
7. Land east of Posbrook Lane, Titchfield – dismissed on 12<sup>th</sup> April 2019 (Ref APP/A1720/W/18/3199119)
8. Land east of Dowend Road, Portchester - dismissed on 5<sup>th</sup> November 2019 (Ref APP/A1720/W/3230015)
9. Land at Newgate Lane (North & South), Fareham – dismissed on 8<sup>th</sup> June 2021 (APP/A1720/W/20/3252180 & 3252185)
10. Report to Planning Committee on 16<sup>th</sup> September 2020 (LPA Ref: P/18/1073/FP)
11. Decision Notice for P/18/1073/FP (21<sup>st</sup> September 2020)
12. European Protected Species Proof of Evidence for the Romsey Avenue Appeal (P Whitby) (July 2021)
13. On-Site Ecology & nature Conservation Proof of Evidence for the Romsey Avenue Appeal (A Day) (July 2021)
14. Agreed Statement of Highway Matters (SMA and Hampshire County Highways ("HCC")) for the Romsey Avenue Appeal (signed and dated June 2021).
15. Planning SoCG for the Romsey Avenue Appeal (8 July 2021)
16. Housing Land Supply SoCG for the Romsey Avenue Appeal (8 July 2021)

## **1. INTRODUCTION**

- 1.1. Our clients (Foreman Homes Ltd) have a controlling interest in land located to the south of Romsey Avenue, Fareham. The Site has been assessed in the SHELAA as Site Ref: 207. It was also proposed as a housing allocation for 225 dwellings under Policy HA5 of the 2017 consultation draft Local Plan.
- 1.2. As such, the Site has been promoted through earlier stages of the Local Plan process as sustainable urban extension to Fareham, an acknowledged suitable location for growth within the Borough as indicated in the SHELAA.
- 1.3. As indicated in these representations, we contend that insufficient deliverable and/or developable land has been identified to address the Borough's housing needs for a plan period consistent with the requirements of the NPPF, including an appropriate contribution towards addressing the significant unmet housing needs of the City of Portsmouth – a neighbouring authority. We therefore advocate changes to the Local Plan to address this, including the allocation of our client's land south of Romsey Avenue, Fareham.
- 1.4. The reports and documents submitted with this representation demonstrate the suitability of the approach advocated. As detailed in the representations, this land is not subject to constraints which would prevent its delivery for development at an early stage during the emerging plan period should this be confirmed through the examination of the Plan.
- 1.5. We also have several comments/representations on the policies within the Revised Draft Submission Fareham Borough Local Plan which should be addressed prior to its submission for examination by the Secretary of State.

## **2. REPRESENTATIONS AND SUPPORTING INFORMATION**

2.1. Our comments upon the various draft policies and proposals are set out below and are accompanied by the following Documents:

- Duly Completed Response Form.
- Inspector's Report into Examination of the Tonbridge & Malling Local Plan (7<sup>th</sup> June 2021) (**Appendix 1**)
- Inspector's Report into Examination of the Sevenoaks Local Plan (2<sup>nd</sup> March 2020) (**Appendix 2**)
- Sevenoaks DC v Secretary of State for Communities, Housing & Local Government [2020] EWHC 3054 (**Appendix 3**)
- Land adjacent to 'The Navigator', off Swanwick Lane, Lower Swanwick – allowed on 20<sup>th</sup> January 2015 (Ref APP/A1720/A/14/2220031) (**Appendix 4**)
- Land north of Cranleigh Road and west of Wicor Primary School, Portchester – allowed on 14<sup>th</sup> August 2017 (Ref APP/A1720/W/16/3156344) (**Appendix 5**);
- Sawmills Industrial Park, Wickham Road, Fareham – dismissed on 10<sup>th</sup> September 2018 (Ref APP/A1720/W/17/3192431) (**Appendix 6**)
- Land east of Posbrook Lane, Titchfield – dismissed on 12<sup>th</sup> April 2019 (Ref APP/A1720/W/18/3199119) (**Appendix 7**)
- Land east of Dowend Road, Portchester - dismissed on 5<sup>th</sup> November 2019 (Ref APP/A1720/W/3230015) (**Appendix 8**)
- Land at Newgate Lane (North & South), Fareham – dismissed on 8<sup>th</sup> June 2021 (APP/A1720/W/20/3252180 & 3252185) (**Appendix 9**)
- Report to Planning Committee on 16<sup>th</sup> September 2020 (LPA Ref: P/18/1073/FP) (**Appendix 10**)
- Decision Notice for P/18/1073/FP (21<sup>st</sup> September 2020) (**Appendix 11**)
- European Protected Species Proof of Evidence for the Romsey Avenue Appeal (P Whitby) (July 2021) (**Appendix 12**)
- On-Site Ecology & nature Conservation Proof of Evidence for the Romsey Avenue Appeal (A Day) (July 2021) (**Appendix 13**)
- Agreed Statement of Highway Matters (SMA and Hampshire County Highways ("HCC")) for the Romsey Avenue Appeal (signed and dated June 2021) (**Appendix 14**)

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- Planning SoCG for the Romsey Avenue Appeal (8 July 2021) (**Appendix 15**)
  - Housing Land Supply SoCG for the Romsey Avenue Appeal (8 July 2021) (**Appendix 16**)

2.2. Our clients' representations upon the Draft Local Plan can be summarised as relating to the following:

<b>Policy</b>	<b>Representation</b>
Policy H1 – Housing Provision	Objection
Policy HP4 – Five-year Housing Land Supply	Objection
Omission site – Land to the South of Romsey Avenue, Fareham (SHELAA Ref 207) – failure to include as an allocation in Policy H1	Objection
Policy NE5 - Solent Wader and Brent Goose Sites	Objection

### **3. OVERARCHING POSITION**

- 3.1. We have a strong belief in the principle of the plan-led system and in setting out our representations upon these polices, we hope to be able to work with the Council between now and the formal submission of the Revised Draft Local Plan pursuant to Regulation 22 of The Town and County Planning (Local Planning) (England) Regulations 2012 (as amended), to ensure the Local Plan satisfies the tests of soundness at paragraph 35 of the NPPF.
- 3.1. We have considerable experience and expertise in dealing with and realising development schemes through the planning system. In this context, a principal constraint to the timely delivery of housing is the way in which policies for the allocation of sites have been formulated.
- 3.2. Local Plans must be capable of delivering from the point at which they are adopted. This means scrutinising the policy wording to ensure the Plans are sound and that the allocations contained therein are capable of being delivered at the point envisaged. This is particularly the case in relation to the need for Councils to collate a robust evidence base to justify the imposition of certain policies and/or their wording so as not to over burden and/or stifle sustainable and appropriate development.
- 3.3. In this instance, the draft Local Plan needs to be amended in order to ensure it robustly plans for the delivery of sufficient housing to address a housing requirement established in accordance with national planning policy and guidance. This indicates that the Plan must seek to deliver the minimum of 10,738 dwellings between 2021 and 2039 rather than at least 9,560 dwellings from 2021 to 2037 as currently envisaged.
- 3.4. To address this requirement for additional homes, we contend that further land should be allocated including the land controlled by our clients south of Romsey Avenue, Fareham (SHELAA site ref 207). This site can accommodate approximately 225 dwellings (including a policy-compliant level of affordable housing) in a sustainable location.

- 3.5. The representations also highlight a failure of the Plan as currently drafted to contribute sufficiently towards addressing the acknowledged unmet needs of neighbouring authorities and the allocation of land south of Romsey Avenue, Fareham can also supply homes to contribute towards to resolving this issue.
- 3.6. We also advocate other revisions to the Draft Submission Local Plan to ensure it is consistent with the evidence base prepared by the authority.
- 3.7. We are concerned to ensure that the Local Plan is robust, and it is in this context that we set out our representations.

## **4. THE NPPF TESTS OF SOUNDNESS**

- 4.1. Section 3 of the NPPF (July 2021) sets out the principal components to be included in Local Plans.
- 4.2. Paragraph 35 requires that to be “sound” a DPD should be positively prepared, justified, effective and consistent with national policy.
- 4.3. A positively prepared plan provides a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs, and is informed by agreements with other Authorities so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.
- 4.4. In order to be justified, the Revised Draft Submission Local Plan must have an appropriate strategy, taking into account reasonable alternatives and be based on proportionate evidence.
- 4.5. Effective means the document must be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred and evidenced by the statements of common ground.
- 4.6. The Local Plan should seek to meet the Council’s full housing need. However, we have concerns regarding the rationale for and robustness of the housing numbers the Council is seeking to accommodate within the Revised Draft Submission Local Plan. We also have concerns regarding the appropriateness certain of the proposed allocations and their ability to contribute towards meeting the Borough’s identified housing need.
- 4.7. For the reasons set out in these representations there are several shortcomings with the Plan, as currently drafted, that result in the need for amendments.
- 4.8. These amendments relate to the need to increase the level of housing provision within a more appropriate plan period, thereby ensuring the emerging plan is consistent with the Government’s planning advice and policy.

## **5. POLICY H1: HOUSING PROVISION**

### **Representations**

#### **The Housing Requirement and Plan Period - Robustness of Supply**

- 5.1. Policy H1 indicates that the Local Plan must accommodate land for at least 9,560 dwellings over the period 2021-2037.
- 5.2. Table 4.1 of the Revised Draft Local Plan details the derivation of this housing requirement through determining the area's minimum Local Housing Need consistent with the NPPF.
- 5.3. Although we acknowledge that the minimum local housing need when calculated using the approach detailed in the Guidance, we dispute the reasonableness of the expected Plan period and its consistency with the obligation to provide strategic policy for at least 15 years post adoption<sup>1</sup>.

#### **Housing Needs of Neighbouring Authorities**

- 5.4. Paragraph 60 is clear that in determining an areas' housing need, account should be taken of any requirements which cannot be addressed by neighbouring authorities.
- 5.5. The Council's Duty to Co-operate (DtC) Statement summarises the discussions and engagement that the authority has had with other bodies pursuant to the Duty to Co-operate.
- 5.6. The DtC Statement is clear that the City of Portsmouth has identified clear challenges for the authority to meet its housing needs.
- 5.7. Whilst the Revised Draft Plan includes a contribution of 900 dwellings<sup>2</sup> towards unmet needs of neighbouring authorities, the DtC is clear that the City of

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<sup>1</sup> NPPF, paragraph 22

<sup>2</sup> Table 4.1



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Portsmouth seeks a contribution of 1,000 dwellings<sup>3</sup>. Although Fareham contends that the request from Portsmouth is “out-of-date”<sup>4</sup>, there is no evidence to substantiate this position.

- 5.8. In addition, Fareham Borough has not indicated which other neighbouring authority to the City of Portsmouth would also be contributing towards addressing its unmet needs.
- 5.9. The Inspectors Reports into the Examination of both the Sevenoaks and Tonbridge & Malling Local Plans (**Appendices 1 and 2**) are clear that a document will have failed in the legal test associated with the Duty to Co-operate where it has failed to make an effective contribution towards unmet needs of neighbouring authorities.
- 5.10. The letter of 25<sup>th</sup> February 2020 provided within the Council’s DtC Statement from the City of Portsmouth (**Appendix 9**) indicates that the Council expects to have a shortfall of just over 3,000 dwellings. It consequently sought to have a contribution of 1,000 dwellings within Fareham Borough which would go some way to resolving the identified shortfall.
- 5.11. As Fareham Borough has been aware of the extent of unmet need within the City for nearly 18 months, it would have been appropriate to increase the housing requirement to make an effective contribution. Whilst Fareham contends that the City’s request is out of date (paragraph 4.6 refers), this is not evidenced. Therefore, it is appropriate for Fareham to include a larger contribution (of at least 1,000 dwellings) towards the unmet needs of the City.
- 5.12. Having regard to the clear longstanding indications that Portsmouth City could not meet its housing needs, the approach of Fareham Borough as indicated in their DtC Statement (paragraph 4.6), it is not considered reasonable. Instead, rather than just an allowance of 900 dwellings, this should be increased to at least 1,000 dwellings consistent with the request of the City of Portsmouth (recognising that this is only a third of their expected unmet need). Ideally

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<sup>3</sup> Paragraph 4.5 and Appendix 9

<sup>4</sup> Paragraph 4.6 of DtC Statement

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Fareham Borough should make a significantly larger contribution towards the City's unmet housing needs.

### **Robustness of Plan Period**

- 5.13. Although the Council's latest Local Development Scheme (June 2021) indicates that consultation on the Revised Draft Submission Plan is to occur in Spring/Summer 2021 followed by submission in the autumn and adoption in autumn/winter 2022, this is not considered realistic.
- 5.14. A review of the time taken for the examination of Strategic Local Plans consulted upon and submitted for examination since the original NPPF was published in March 2012<sup>5</sup> indicates that on average the period from submission through to the document's adoption was 581 days (i.e. 1 year 7 months) (for the more than 200 Strategic documents found sound until 1<sup>st</sup> June 2021).
- 5.15. The average period from consultation on a draft Submission Plan until its adoption was 764 days (i.e. 2 years 1 month).
- 5.16. Alternatively, when considering the 11 Strategic Local Plans submitted for examination since the end of the transition period in paragraph 214 of the 2019 NPPF<sup>6</sup>, these have taken 619 days (1 year 8½ months) from consultation through to adoption or 488 days from submission to adoption (1 year 4 months). As this is a very small sample size, it is clear that a longer timeframe for the document's examination would be more realistic.
- 5.17. As consultation on the Revised Draft Submission Plan commenced in June 2021, allowing at least 2 years until adoption indicates that this would not occur until June 2023. With submission expected in autumn 2021, the larger sample size indicates that adoption would not occur until early 2023.
- 5.18. To ensure consistency of the Plan with the requirements of NPPF paragraph 22, the Strategic policies (including H1) should therefore look ahead a minimum

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<sup>5</sup> Data on progress of Strategic Local Plans until 1<sup>st</sup> June 2021 from <https://www.gov.uk/government/publications/local-plan-monitoring-progress/plans-containing-strategic-policies>.

<sup>6</sup> Submitted on or before 24<sup>th</sup> January 2019. This is repeated in paragraph 220 of the NPPF (2021).

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15 years from adoption of the Local Plan, that will be to at least March 2039, an additional 2 years longer than the currently envisaged timeframe.

- 5.19. If the Borough's housing requirement was increased by the Local Housing Need figure of 541dpa, this would result in the need for a further 1,078 dwellings in the Plan.
- 5.20. However, as we contend that the allowance for unmet housing needs in the City of Portsmouth should be at least 1,000 dwellings. Accordingly, the total minimum housing requirement for the period 2021-2039 would be 10,738 dwellings<sup>7</sup>. This is an increase of 1,178 compared to the 9,560 dwelling requirement current specified in draft policy H1.
- 5.21. Whilst the Draft Plan indicates that it can deliver 10,594 dwellings (Table 2), this is insufficient to address the increased requirement of 10,738 dwellings we advocate. In addition, the Council's delivery assumption from certain of the identified components of supply will not be delivered at the point envisaged.
- 5.22. For the reasons detailed above, a March 2039 end date would provide for 15 years after the 2023/24 monitoring period during which adoption could be realistic anticipated.

### **Approach to Phasing the Housing Requirement**

- 5.23. We do not consider the Council has adequately justified the phased housing requirement asset out in the Plan.
- 5.24. Whilst the Council indicates that a significant proportion of the Borough's housing delivery is to arise at Welborne Garden Village (paragraph 4.16 refers), the Council's expectations for development of this strategic allocation have consistently been demonstrated to be over optimistic.
- 5.25. The Council's continuously revised trajectories for Welborne are summarised in the following table which emphasises the continual delays in commencement of development on the site.

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<sup>7</sup> (541 x 18) + 1,000

Document	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
<b>CS: Local Plan Part 1 (Adopted Aug 2011)</b>	50	200	300	400	550	550	550	550	550	550	550	550	5,350
<b>Local Plan Part 3, Table 10.1 (Adopted June 2015)</b>	0	0	120	180	200	320	340	340	340	340	340	340	2,860
<b>Nov 2016 AMR with respect of Apr 2016</b>	0	0	0	0	0	250	350	-	-	-	-		600
<b>Welborne Background Paper Oct 2017</b>	0	0	0	0	0	0	140	200	250	250	250	250	1,340
<b>Dec 2017 Position (completions to 31<sup>st</sup> Mar 17 and commitments to 31<sup>st</sup> Oct 17)</b>	0	0	0	0	0	0	140	200	-	-	-		340
<b>Sep 2018 Position</b>	0	0	0	0	0	0	140	200	250	-	-		590
<b>Apr 2019 position</b>							30	180	240	240	-		690
<b>Apr 2020 position</b>									30	180	240		450
<b>Jan 2021 position<sup>8</sup></b>									30	180	240	180	630
<b>Apr 2021 position<sup>9</sup></b>										30	180	240	450

5.26. Given the absence of a planning permission for any part of the site, all of the previous trajectories have failed to materialise and have been shown to represent over optimistic assumptions.

5.27. Whilst the Council has resolved to grant permission, this has yet to be issued and therefore the expectation that homes can be delivered on the site in 2023/24 still remains unrealistic and overly optimistic.

5.28. Consequently, the Council's justification for a stepped housing requirement on the expectation that Welborne will deliver in order to demonstrate a five year

<sup>8</sup> Forecasts relates to calendar not monitoring years (Apr- Mar). Therefore 30 dwellings are envisaged for completion during 2022 which is 3 months earlier than that detailed in the table associated with paragraph 8.10.7 of the January 2021 Planning Committee Report.

<sup>9</sup> Updated forecasts for monitoring not calendar year from HDT Action Plan (June 2021)

supply is not supported by evidence. Instead, the authority should allocate further sites to boost supply and contribute towards unmet housing needs in the City of Portsmouth at the earliest opportunity. To achieve this, the housing requirement should be set at the same consistent rate for the entire plan period (2021-2039). To achieve the minimum of 10,738 dwellings we advocate, the minimum annual requirement should be 596dpa (rounded)

### **Robustness of Housing Land Supply**

- 5.29. Although the Council has provided a housing trajectory detailing the expected delivery each year, it has not provided a breakdown by the various sources relied upon by the authority as indicated in Table 4.2.
- 5.30. Furthermore, given the importance of Welborne to the Borough's supply, it is important that this is identified separately to the other sources.
- 5.31. In the absence of detailed annual breakdown of expected supply by source, it is not considered that the Council has adequately demonstrated its approach is robust. This is especially noticeable given the evolving trajectory for Welborne has resulted in delays to its delivery from that originally envisaged in the Core Strategy to that now expected.
- 5.32. With the uncertainty over the delivery of the various sources, it is not known whether the authority can achieve its forecasts and consequently it is essential that further flexibility is included in the plan to allow delivery of additional homes.

### **Conclusions**

- 5.33. The approach to the housing requirement and envisaged delivery as set out in Policy H1 cannot be said to be sound. This is because it fails to provide for at least 15 years post adoption together with planning for a requirement which reflects the Government's objectives of significantly boosting the supply of housing. Additionally, an increased contribution should be required as a measure of seeking to address the acknowledged deficit within the City of

Portsmouth. Fareham Borough's contribution should be at least 1,000 dwellings.

### **Changes sought to the Development Requirements in Policy H1.**

- 5.34. The Plan therefore as currently prepared does not comply with the Duty to Co-operate through a failure to effectively consider how unmet housing needs of neighbouring authorities, especially the minimum of 1,000 dwellings sought by the City of Portsmouth is to be addressed.
- 5.35. The Council has not actively engaged with the City and like the approaches of Sevenoaks and Tonbridge & Malling (whose plans were found to fail the Duty) it is clear that the approach of Fareham Borough is insufficient to accord with their legal obligation. As such, there is a case to be made that the plan should be withdrawn, and the Council tasked with demonstrating compliance with the duty.
- 5.36. Irrespective of the failure to comply with the Duty to Co-operate, Policy H1 cannot be said to satisfy the tests of soundness on account of the following:
- a) It is not positively prepared as it does not seek to address the borough's housing needs for at least 15 years post adoption (on a realistic plan preparation timeframe), therefore further sites should be allocated;
  - b) It is not positively prepared as it fails to boost the supply of housing by seeking to address the borough's housing need, alongside those of neighbouring authorities at the earliest opportunity. This is through the unjustified inclusion of a stepped requirement;
  - c) It is not justified with regard to the timeframe that the examination of the Local Plan will take resulting in a delayed adoption of the document;
  - d) It is also inconsistent with national policy in the failure to both boost housing supply and make an appropriate contribution towards addressing the housing needs of neighbouring authorities as required by paragraph 60 of the NPPF.
- 5.37. To address these matters of soundness, several amendments are proposed. The proposed changes are.
- 1. That policy H1 is amended to:

- A) ensure that the plan period is 2021 to 2039;
  - B) That the housing requirement is increased to 10,738 dwellings;
  - C) That the stepped housing requirement is omitted and replaced with a single level need;
  - D) That additional sites are included in the Plan to address this higher need (including our clients land south of Romsey Avenue, Fareham; and
  - E) That further detail of the annual delivery by specific site within each source is included in the Plan.
2. That consequential amendments are made to the document to reflect these revisions.

## **6. POLICY HP4: FIVE-YEAR HOUSING LAND SUPPLY**

### **General**

- 6.1. Policy HP4 explains how the Council will continue to the approach of Policy DSP40 of the existing Local Plan. This is through consideration of additional housing schemes to boost the supply of housing.
- 6.2. As indicated in our separate response to Policy H1, the Council has consistently been overly optimistic in the expectations of delivery from Welborne. It is therefore essential that a policy which can contribute towards boosting the supply of housing is included in the Plan. However, the Council has a poor track record of maintaining five year supply (as confirmed in appeal decisions including):
- Land adjacent to 'The Navigator', off Swanwick Lane, Lower Swanwick – allowed on 20<sup>th</sup> January 2015 (Ref APP/A1720/A/14/2220031) (**Appendix 4**)<sup>10</sup>
  - Land north of Cranleigh Road and west of Wicor Primary School, Portchester – allowed on 14<sup>th</sup> August 2017 (Ref APP/A1720/W/16/3156344) (**Appendix 5**)<sup>11</sup>;
  - Sawmills Industrial Park, Wickham Road, Fareham – dismissed on 10<sup>th</sup> September 2018 (Ref APP/A1720/W/17/3192431) (**Appendix 6**)<sup>12</sup>
  - Land east of Posbrook Lane, Titchfield – dismissed on 12<sup>th</sup> April 2019 (Ref APP/A1720/W/18/3199119) (**Appendix 7**)<sup>13</sup>
  - Land east of Dowend Road, Portchester - dismissed on 5<sup>th</sup> November 2019 (Ref APP/A1720/W/3230015) (**Appendix 8**)<sup>14</sup>
  - Land at Newgate Lane (North & South), Fareham – dismissed on 8<sup>th</sup> June 2021 (APP/A1720/W/20/3252180 & 3252185) (**Appendix 9**)<sup>15</sup>
- 6.3. Having regard to the Council's track record of not being able to demonstrate a five year supply, especially having regard to overly optimistic expectations of

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<sup>10</sup> Paragraph 62

<sup>11</sup> Paragraph 27

<sup>12</sup> Paragraph 55

<sup>13</sup> Paragraphs 17, 51 & 52

<sup>14</sup> Paragraph 90

<sup>15</sup> Paragraph 91



delivery from various sources (especially Welborne) it is essential that the policy does not arbitrarily restrict growth.

- 6.4. In this context, it is not considered that meeting the Government's objectives of boosting the supply of housing should be constrained by the need to consider landscape character and the intrinsic beauty of the countryside when the NPPF is clear that all the factors need to be considered collectively. Therefore, clause (c) of the policy should be omitted.

#### **Current Five Year Housing Land Supply Position**

- 6.5. As set out above, previous appeal decisions have consistently found the Council's published five year housing land supply position to be overly optimistic. That remains the case for the figures currently relied upon by the Council.
- 6.6. A recent assessment of the Council's five year housing land supply position is contained in an appeal decision relating to land east of Downend Road, Porchester (PINS Ref: APP/A1720/W/19/3230015) (5 Nov 2019), with paragraph 90 of that decision stating as follows:

**"The 5yrHLS evidence put before me shows that there are a significant number of dwellings subject to applications with resolutions to grant planning permission that are subject to unresolved matters, including the execution of agreements or unilateral undertakings under Section 106 of the Act. In many instances those resolutions to grant planning permission are 18 or more months old and I consider they cannot be considered as coming within the scope of the Framework's deliverability definition. I therefore consider that the Council's claimed 4.66 years HLS position is too optimistic and that the appellant's figure of 2.4 years better represents the current situation."**

- 6.7. The deficit in the Council's five year housing land supply position has continued to persist.
- 6.8. The Council's housing land supply position was set out in their Report to Planning Committee dated 17 February 2021 which purports to be able to show a 4.18 year supply of deliverable housing land for the period 1<sup>st</sup> January 2021

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to 31<sup>st</sup> December 2025. This results in a shortfall of 498 dwellings, on which basis the Council is not able to demonstrate a five year supply of deliverable housing land, thus engaging the presumption in favour of sustainable development at paragraph 11 of the NPPF.

6.9. These figures were considered at the recent Newgate Lane (North and South Appeal), which findings are summarised below:

- a) *The Council and the appellants agree that the Council is currently unable to demonstrate a five-year supply of deliverable housing sites (para 15 refers)*
- b) *The Council and the appellants agree that the housing requirement set out in the Development Plan has not been reviewed within the last 5 years and found not to need updating, and so the five-year supply position should be calculated against the minimum local housing need identified by the Standard Method. This produces a local housing need figure of some 514 homes per annum (para 87 refers)*
- c) *Having regard to the Housing Delivery Test results published in January 2021, it is now necessary to apply a 20% buffer. This leads to an annual requirement of around 617 units per annum and 3,084 dwellings over the five-year period (para 87 refers)*
- d) *The Council and the appellants differ regarding the precise extent of the shortfall; the Council suggesting a 3.4-year land supply and the appellants a 0.97-year land supply (para 87 refers)*
- e) *Based on the evidence before me, I consider that the Council's expectations of delivery are likely to be unrealistic and the actual housing land supply position is likely to be closer to the appellants' estimate than the Council's. The Council acknowledges that other recent appeal decisions have found the deliverable supply it has identified to be too optimistic (para 91 refers)*
- f) *The Council considers that the shortfall in supply would be short lived upon the adoption of the LPe. However, it appears that the LPe is at a relatively early stage towards adoption. Furthermore, at the Inquiry, the Council confirmed that no firm date has been set for adoption and it estimated that it would be unlikely to be before the autumn of 2022. Therefore, I consider it likely that a shortfall in housing land supply will persist for some significant time to come (para 92 refers)*

6.10. The Inspector's conclusions are nothing new and reflect the position that has endured in FBC for a considerable period of time.

6.11. The Council has already reflected upon the findings of the Newgate Lane Inspector, with the Council now advocating a deliverable housing supply of 3.57 years, which represents a shortfall of 924 dwellings. This represents a

substantial shortfall, and which position is reflected in the Housing Land Supply SoCG prepared for a current appeal in relation to our client's omission site at Romsey Avenue, Fareham (8 July 2021) (**Appendix 16**):

- 6.12. However, and on our analysis, the actual shortfall is much greater. We are of the view that there is **less than a 1 year supply of deliverable housing land as at the current base-date (1<sup>st</sup> Jan 2021 to 31<sup>st</sup> Dec 2025)**.
- 6.13. We have undertaken a review of the five year housing land supply position, and our conclusion as set out in **Appendix 16** is that the shortfall is much greater than purported to be the case by the Council.
- 6.14. The below Table provides a comparison between the housing land supply position set out in the Council's Published Report to Committee in February 2021, the Council's updated position (same base-date) as set out in the Housing Land Supply SoCG (**Appendix 16**) and that which we have derived for the five year period 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2025.

*The Respective Five Year Housing Land Supply Positions*

	<b>Council Feb 2021</b>	<b>Council June 2021</b>	<b>My Position obo Appellant</b>
Requirement 2021 to 2025	3,048	3,234	3,234
Assessed deliverable supply	2,550	2,310	600
Extent of shortfall/surplus	<b>-498</b>	<b>-924</b>	<b>-2,634</b>
No. of years supply	<b>4.18yrs</b>	<b>3.57yrs</b>	<b>0.93yrs</b>

- 6.15. We identify a total deficit of 2,634 dwellings which represents a supply of only 0.93 years.
- 6.16. The shortfall we have identified is much greater than the 3.57 year supply figure relied upon by the Council.

**Suggested Changes to Policy HP4**

- 6.17. Policy HP4 cannot be said to be sound in respect of the following:
- a) Not positively prepared as the policy (alongside others in the document) will fails to provide an effective solution towards maintaining a five years supply of housing,

- b) The policy is not consistent with national policy as it fails to provide an effective solution which will ensure the maintenance of a five year supply of housing.

6.18. To address these matters of soundness, the following amendments is proposed:

- 1. That clause c is omitted from policy HP4.

## **7. OMISSION SITE: FAILURE TO IDENTIFY LAND TO THE SOUTH OF ROMSEY AVENUE AS A HOUSING ALLOCATION FOR APPROXIMATELY 225 DWELLINGS**

### **General**

- 7.1. Through the other representations submitted to the policies of the Plan, there is a need to allocate additional land for housing development. Having regard to the representations and the earlier promotion of the omission site for residential development, the evidence justifies the allocation of the site for circa 225 dwellings.
- 7.2. The Site is well related to the urban area. It is not in a strategic gap and nor is it identified as a valued landscape. Moreover, the Site affords a sustainable location in helping to meet identified housing needs.
- 7.3. The Site is currently subject to an appeal made against the decision of Fareham Borough Council to refuse an outline planning application for residential development of 225 dwellings, a Bird Conservation Area and Public Open Space, with all matters reserved expect for access (from Romsey Avenue (LPA Ref: P/18/1073/FP)).
- 7.4. The Officer Report to Planning Committee is included at **Appendix 10** and the Decision Notice is at **Appendix 11**.
- 7.5. As set out at paragraph 8.37 of the Officer Report to Committee (16 Sept 2020), (**Appendix 10**), it is accepted that the visual and landscape effects of the development could be successfully minimised by a positive design response and landscaping strategy at reserved matters stage. Moreover, there is no landscape reason for refusal. This position is reiterated at paragraph 3 in the Executive Summary to the Planning SoCG (**Appendix 15**).
- 7.6. As set out in the Decision Notice (**Appendix 11**), the Planning Application was refused for a total of 12 reasons.

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- 7.7. As set out in the Council's informative accompanying the Decision Notice, matters (g) – (l) can be addressed by means of a legal agreement prepared under Section 106 of the Town & Country Planning Act 1990.
- 7.8. This leaves for reasons (a) to (f) to be addressed.
- 7.9. As set out at paragraph 5.3 of the Planning SoCG, reason (e) (surface water drainage) is no longer being pursued. Paragraph 4.10 of the Planning SoCG also confirms that reason (f) (BMV) is not sufficient on its own to warrant refusal of the Scheme.
- 7.10. Reason (d) relates to a lack of information and is not a direct allegation of harm. In so far as further information/clarification is provided in the ecological evidence prepared by Mr Adam Day, it is considered this reason has been satisfied (**Appendix 13** refers).
- 7.11. In that scenario, that would leave reasons (a), (b) and (c) as the 'live' issues between the parties.
- 7.12. Reason (a) relates to the location of the settlement boundary, which falls away with an allocation (and or by application of current Policy DPS40 (we say)).
- 7.13. Reason (b) relates to the effect of development on Brent Geese and Waders. This matter is addressed in the evidence of Mr Paul Whitby (The Ecology Co-op) as witness for Foreman Homes in relation to the current s78 Appeal, where he concludes there will be no adverse effect on the integrity of any European site as a result of effects of the development on or loss of part of a Primary Support Area for Brent geese or waders. Instead, and as My Whitby explains, the Appeal Scheme will provide enhancements for Brent geese/waders and is a benefit of the proposal (**Appendix 12** refers).
- 7.14. Reason (c) relates to displaced parking and highway safety matters.
- 7.15. This reason for refusal is addressed in the evidence prepared by Mr David Wiseman (Stuart Michael Associates), which position is supported by a signed

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Agreed Statement of Highway Matters (**Appendix 14**). This reiterates that HCC as Highway Authority raise no objections to the Appeal Scheme, with HCC confirming that the site is acceptable in highway safety and sustainability terms subject to the imposition of a properly worded conditions and the appellant entering into a section 106 agreement to secure necessary mitigation measures. In this regard, the requirements at paragraph 9.2 of the Highways SoCG are addressed in the Legal Agreement.

- 7.16. In addition, and as set out in the officer's report to committee (**Appendix 10**), based on the consultation responses received upon the application and the Local Planning Authority's assessment of the acceptability of the Scheme in this regard, 'other' matters, it was not suggested that the scheme should be refused on highway grounds. Rather, this reason for refusal was added by members and for their reasons explained by Mr Wiseman, Fareham Borough Council's stance in the matter is not supported by the evidence, which matters he has addressed in his Highway evidence.
- 7.17. As set out in the Planning SoCG (signed and dated 8 July 2021) (**Appendix 15**), the matters now agreed between the Appellant and Fareham Borough Council are wide ranging and comprise as follows (unless stated, paragraph references in brackets relate to the content of the Planning SoCG):
1. It is agreed that the Appeal Site is in a sustainable location within walking and cycle distance from local services and facilities (Paragraph 2.1)
  2. The Council is not able to demonstrate a five year supply of deliverable housing land. The shortfall is significant and the weight to be attached to the delivery of housing from the Appeal Scheme is significant (Paragraph 3 of Executive Summary).
  3. By operation of footnote 7 of the NPPF, the most important policies for the determination of the Appeal are out of date. Subject to paragraph 177 of the NPPF, this triggers the presumption in favour of sustainable development as set out at paragraph 11(d) of the NPPF (Paragraph 3 of Executive Summary (and paragraph 2.3 separate Housing Land Supply SoCG)) (**Appendix 16**).
  4. Whilst the Appeal Site is located outside the settlement policy boundary, it is by complying with the terms of policy DSP40 that proposed development for housing may overcome this in principle policy constraint Paragraph 3 of Executive Summary).

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5. Importantly, the Council accepts the Appeal Scheme satisfies criteria (i) to (iv) of Policy DSP40. Accordingly, the sole dispute between the parties in the context of DSP40 is in relation to part (v) with the Council's case purporting that this Scheme would have unacceptable environmental, amenity and traffic implications (Paragraph 3 of Executive Summary). These matters are addressed in evidence.
6. The loss of BMV agricultural land alone would not be sufficient to warrant the refusal of planning permission, but remains a matter to be weighed as a harm in the overall planning balance (Paragraph 4.10).
- 7.18. Separate representations out below in response to Policy NE5 which designates the Site as a Primary Support Area for Solent Waders and Brent Geese.
- 7.19. On the basis of the evidence prepared in support of the development of the Site for housing, the site has no physical constraints, and is well-related to the existing residential development. It is in close proximity to local services and facilities such that it affords a sustainable location in helping to meet identified housing needs whilst providing for sustainable patterns of growth.
- 7.20. We therefore consider that part of the solution to addressing the identified housing shortfall is to allocate the subject site, south of Romsey Avenue, for residential development alongside consequential changes to the Policy Map.

### **Change sought to the Local Plan**

- 7.21. To ensure the Plan satisfies the tests of soundness (see paragraph 35 of the NPPF), **land south of Romsey Avenue, Fareham Park Road (SHELAA Ref: 207) should be identified as a housing allocation for circa 225 dwellings, with consequential amendments to settlement boundaries and the other designations, as detailed in other representations.**



## 8. **POLICY NE5: SOLENT WADER AND BRENT GOOSE SITES**

### **General**

8.1. Policy NE5 designates the Site as a Primary Support Area for Solent Waders and Brent Geese.

8.2. The Solent Waders and Brent Goose Strategy ("SWBGS") 2020 (published March 2021) was produced by the Solent Waders and Brent Goose Strategy Steering Group. As set out in the Executive Summary to the document, it is a non-statutory document presenting evidence, analysis, and recommendations to inform decisions relating to strategic planning as well as individual development proposals.

8.3. The Executive Summary states that the primary aims of the Strategy are as follows:

- to identify the network of core areas that are regularly used and are of fundamental importance to over-wintering waterfowl across the Solent;
- to maintain a network of sites through better management and protection from development and recreational pressure, and to ensure that they will be resilient to the pressures of climate change and predicted sea level rise in the future;
- to provide a strategy that will ensure that the network of important sites is protected, whilst reducing the current uncertainty over site use, in order to better inform key coastal stakeholders.

8.4. Page 8 states in relation to the environment preferred by Brent Geese and Waders as follows:

"The suitability of sites for brent geese depends on distance from the coast, the size of the grazing area, the type of grassland management, visibility and disturbance. Brent geese prefer large open sites where they have clear sightlines and short, lush grass for grazing. They use a great deal of energy travelling between feeding areas, so tend to preferentially select sites adjacent to the coast. However, brent geese are often seen to fly over some apparently suitable sites to reach others, so there are undoubtedly more subtle factors controlling the desirability of sites."

- 8.5. In addition, the SWBGS categorise sites according to their assessed functionality. The categorises are as follows:



- 8.6. The categorisation of sites is based upon a set of results/records gathered by the Hampshire County Council Ecology Team, aided by volunteers.
- 8.7. This information is then used to attribute a value to a site which determines if it is valued as a Candidate Site, Low Use Site, Secondary Support Area, Primary Support Area or a Core Area.
- 8.8. As stated, the Site is identified in the SWBGS as a Primary Support Area (identified as forming part of Parcel F21).
- 8.9. A Primary Support Area is identified as the second most important site by ranking behind a 'Core Area'.
- 8.10. The Strategy requires the loss of such sites to be accompanied by detailed proposals for the provision of an appropriate replacement site.
- 8.11. Policy NE5 states that Sites which are used by Solent Waders and/or Brent Geese will be protected from adverse impacts commensurate to their status in the hierarchy of the Solent Wader and Brent Geese Network. It is added that development on Core and Primary Support Areas 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

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species concerned and is satisfactorily agreed by the Council and other appropriate bodies is provided and secured for the lifetime of the development.

- 8.12. As Mr Whitby explains in his evidence (**Appendix 12**), the Site does not have the characteristics to support its classification in the SWBGS as a Primary Support Area and as such, there would be no adverse impact on the Site by virtue of the Scheme, including on account of the proposed Bird Conservation Area.
- 8.13. As set out at section 7, and paragraph 8.2 of Mr Whitby's evidence, the Site has been found not to act as supporting habitat for Brent Geese/Waders since 2014.
- 8.14. As set out at section 9 of Mr Whitby's evidence, reason for refusal (b) appears to have been largely based upon the objection held by Natural England with respect to the perceived adverse impact that would result in the loss of part of a Primary Support Area for brent geese and waders.
- 8.15. Part of the objection raised by Natural England is founded upon the correct principle of implementing the recommendations of the SWBGS, based upon the data provided for parcel F21. At the time of the application and subsequent consultation process, it is unfortunate that consideration of the land management of the site was not considered in assessing the real value of the site, rather than relying solely on historical records. As Mr Whitby explains at his paragraph 9.2, within the original ES produced by Ecosupport in 2018 to support the application, an erroneous data record was made, indicating that two records of 300 brent geese were identified from 2017. It is important to note that this record was an error and also that Natural England in considering this record within the ES had a false perception of the use and indeed the value of the site for brent geese.
- 8.16. Within Mr Whitby's evidence, and as set out in the ES Update (June 2021), further detail has been provided to show that the Appeal Site (Parcel F21), does not act as supporting habitat to the Solent SPA sites and historically only appears to have supported brent geese periodically. The principle for assessing

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the value of a site to support wading birds and brent geese based on its habitat value is supported within the SWBGS and it is clear that the site has not been identified to support any significant numbers of brent geese since the arable management at the site changed to focus on spring cereals.

8.17. Mr Whitby further explains that the Bird Mitigation Reserve design as set out by Lindsay Carrington Ecological Services was designed to support at least 300 foraging brent geese.

8.18. Since the development of housing on part of the Site will not, alone or in combination, adversely affect the integrity of any European site through loss of foraging or roosting habitat of qualifying bird features outside the boundary of European sites, no mitigation measures are required to address this potential pathway of impact. Foreman Homes proposes a comprehensive ecological enhancement package, to be delivered in perpetuity within the redline boundary of the Appeal Site.

8.19. The proposed ecological enhancement is to provide, in perpetuity, a bird reserve within the southern section of the red line boundary of the Appeal Site, nearest to the closest European site.

8.20. The reserve will cover an area of 4.2 hectares, of which 3.7 hectares is designed for Brent geese and waders and will provide a lush improved grassland with a nitrogen rich clover and grass sward. A “scrape” will be included as a freshwater resource to enhance the habitat for Brent geese and waders. The remaining 0.5 hectares is designed to support a high diversity of bird species and provide habitat enhancements for other protected and priority species identified at the Appeal Site. This area will include three freshwater ponds, a sand martin and kingfisher nest bank, wet species-rich grassland and scrub and hedgerow planting. The entire bird reserve will be protected by a security fence and ditch to prevent human / predator access to the reserve. There will be a narrow buffer between the northern boundary of the reserve and new houses to the north. The bird reserve will be provided prior to the commencement of construction work.

- 8.21. In Mr Whitby's expert opinion, the reserve far exceeds the requirement to support very low numbers of brent geese, with only a single individual identified since 2013.
- 8.22. Mr Whitby has demonstrated, through examination of existing comparable sites in terms of size, openness and proximity to urban populations, that the bird reserve would be suitable for use by Brent geese and waders. This information is included in the Updated ES (June 2021).
- 8.23. This package amounts to an enhancement and **net gain** for biodiversity generally, including for qualifying bird species of European sites, when compared against the existing 12.25 hectares at the Appeal Site containing unsuitable habitat for Brent geese and waders.
- 8.24. Even though the enhancement package is not required for Habitat Regulations Assessment purposes, this package also puts beyond any doubt that the development will have no adverse effect alone or in combination with other plans or projects on the integrity of any European site through housing on part of the Appeal Site.
- 8.25. The bird reserve will be managed in perpetuity through an appropriate third party organisation in accordance with management, maintenance and monitoring prescriptions to be included in a Landscape Environmental Plan ("LEMP"), with funding in perpetuity to be secured via a s106 agreement.
- 8.26. The data shows that this site is not "important". However, and even were the Site to be classed as 'important' (which it is not), it has been demonstrated through Mr Whitby's evidence that there would not be any adverse impact arising from the Scheme. In addition, and as Mr Whitby explains, the Appeal Scheme actually results in a benefit in terms of the habitat to be made available to Solent Waders and Brent Geese.

- 8.27. The other part of the objection raised by Natural England was the likely significant effect of the development upon the Portsmouth Harbour SPA and SSSI, with an Appropriate Assessment recommended.
- 8.28. A Shadow HRA has now been produced that clearly sets out all of the effects and appropriate mitigation and compensation measures required to ensure that there will be no effect on the conservation objectives and the integrity of the Solent SPA sites.
- 8.29. The proposed development will be fully in accordance with Policy DSP15 (Recreational Disturbance on the Solent Special Protection Areas (SPA)) by, as above, making an appropriate financial contribution in accordance with the SRMS (and no *direct* effects on any European designated site will arise from this development).
- 8.30. As Mr Whitby explains, whilst the Site is used by Brent Geese and Waders to a limited extent, the Site does not function as a Primary Support Area. He also questions the evidence on which the designation is based. Moreover, given the BCA proposals as part of the Scheme that will create habitat to support Brent Geese and Waders, along with the proposed biodiversity net gain associated with the Scheme, it is considered that development of the Site for housing will be appropriate and will result in the creation of enhanced habitat for European Protected Species.

#### **Change sought to Policy NE5**

- 8.31. The Site, comprising land to the south of Romsey Avenue should be deleted as Primary Support Area and reference to the same removed from the Proposals Map.

## **9. OVERALL CONCLUSIONS**

- 9.1. Our representations have identified a number of concerns with the Regulation 19 Local Plan having regard to the tests of soundness at paragraph 35 of the NPPF.
- 9.2. As indicated in our representations, changes to policies of the Plan are advocated, including the Borough's housing requirement in Policy H1.
- 9.3. These matters can be addressed through Main Modifications.

## **10. FINAL REMARKS**

- 10.1. We trust the above comments are of assistance in preparing the necessary main modifications to provide for a sound Local Plan.
- 10.2. We welcome the opportunity to engage in constructive dialogue with the Council in relation to our observations, including the allocation of our client's site south of Romsey Avenue, Fareham for approximately 225 dwellings.
- 10.3. Additionally, we confirm that we wish to be notified of each further step in the preparation of the Local Plan, including its submission to the Inspectorate for examination.



Date: 29 July 2021  
Our ref: 357301  
Your ref: N/A



Planning Strategy Team  
Fareham Borough Council

**BY EMAIL ONLY**



Dear Sir/Madam

### **Regulation 19 Local Plan Consultation (18<sup>th</sup> June – 30<sup>th</sup> July 2021)**

Thank you for your consultation on the above dated 18 June 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Council's approach to achieving sustainable development through its Local Plan, particularly through its suite of Natural Environment policies that include protection of internationally, nationally and locally designated sites, the enhancement of the local ecological network and the requirement for biodiversity net gain.

It is welcomed that many policies have been updated that incorporate our previous advice. Please see below for our comments on the Regulation 19 Local Plan and supporting Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA).

This response is subsequent to our comments provided on the 18<sup>th</sup> December 2020 to inform a previous iteration of the Regulation 19 consultation process, which ran from the 6<sup>th</sup> November 2020 to the 18<sup>th</sup> December 2020.

### **Policy CC2: Managing Flood Risk and Sustainable Drainage Systems**

It is welcomed that the revised policy outlines that where a development drains to a protected site(s), an additional treatment component (i.e over and above that required for standard discharges) may be required.

It is recommended the Policy also makes clear that where SuDS are proposed as a fundamental part of Habitat sites mitigation, developments will need to demonstrate the long-term (in perpetuity) monitoring, maintenance/replacement, and funding arrangements.

### **Policy NE2: Biodiversity Net Gain**

It is noted that section 9.32 now states that 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.

[Biodiversity Metric 3.0](#) was published in July 2021. We advise that the Policy is updated accordingly and that this metric is used to measure gains and losses to biodiversity resulting from development, and implement development plan policies on biodiversity net gain.

We recommend that the local plan policy should align as closely with the Environment Bill and anticipated framework for mandatory net gain as possible and that the Policy confirms the intention for a Supplementary Planning Document (SPD) to be developed to provide further detail within an appropriate timescale.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

Solent Wader and Brent Goose mapping (as provided on the SWBGS [website](#)) may be subject to change over the plan period, therefore it is recommended the Policy ensures the latest mapping is sought in advance of determining planning applications.

We advise that developments affecting SPA supporting habitat should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase. In particular, noise disturbance should be addressed by avoiding works over 69dB during winter months (as per our advice on applications).

With regards to collection of financial contributions to address impacts on SPA supporting habitat (specifically Secondary and Low Use sites), it is recommended that the Local Plan identifies some suitable projects to which funds can be directed to ensure the protection and enhancement of the wider SWBG network.

#### **Employment Allocation: E4: Solent 2**

It is welcomed that the wording has been updated to require development to demonstrate 'compliance with Strategic Policy NE1 with regards to impacts on the local ecological network'. We refer you to our previous advice that the Policy should also outline that 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, rather than just specifying protected trees, that seeks to enhance and connect habitat in the locality.

#### **Other Policies**

Please refer to advice within our previous letter with regards to Policies DS1, CC1, CC3, NE5, D4 and Housing Allocation Policies HA9, HA29, HA31, HA37, HA38, HA42.

Please note, under Policy CC3: Coastal Change Management Areas (CCMAs) the reference to the 'English Coast Path' should be updated to the 'England Coast Path'.

#### **Comments on the Habitats Regulations Assessment (HRA)**

These comments relate to the document: Habitats Regulations Assessment for the Fareham Borough Local Plan 2037; Screening and Appropriate Assessment Report for the Revised Publication Local Plan, May 2021 by Urban Edge Environmental Consulting.

- *Recreational disturbance- New Forest designated sites*

We welcome the fact that consideration of recreational disturbance to the New Forest SPA, SAC and Ramsar sites has been updated, with sections 6.4.18 to 6.4.20 referencing recent analysis of the New Forest 'zone of influence' (Footprint Ecology, February 2021). The report is based on [recent visitor survey reports](#) published in 2020 that conclude that new residential development within a 13.8km buffer zone of the New Forest designated sites is likely to have a significant effect on the sites via recreational disturbance, alone and/or in combination with other plans or projects.

The report suggests that the borough of Fareham is excluded from the 13.8km zone based on low average visitor rates in comparison to local authorities further west, and relatively low visit rates derived from the onsite survey data. It also recommends that large developments of around 200 or more dwellings within 15km of the New Forest sites should be subject to project HRA and mitigation may be required. The revised local plan HRA reflects this recommendation.

However, although the average visit rate for the borough is lower than that for neighbouring Eastleigh, it is notable that postcode data resulting from the telephone survey show visit frequencies in the western parts of Fareham are similar to those in the neighbouring borough of Eastleigh, suggesting the visit rate from these areas are higher than the average visit rate applied to the whole borough. Clearly, visitors do originate from these areas of Fareham and it is Natural England's view that they are likely to contribute to an in-combination effect on the sites. Therefore, to ensure the necessary certainty required under the Habitats Regulations that the Plan will appropriately address the impact, it is advised that the 13.8km zone is applied within the borough of Fareham to ensure all new development coming through in that area provide appropriate mitigation. (Please note that large development within 15km should also still be subject to HRA for this impact pathway.)

It is advised that your authority works in close collaboration with other affected local authorities within and surrounding the New Forest designated sites which share a commitment to develop a strategic, cross-boundary approach to habitat mitigation for the New Forest SPA/SAC/Ramsar. Natural England recommend such a strategy incorporates a package of measures including provision of suitable alternative green spaces and networks, and direct measures on the sites such as access management, education and communication, wardening, and importantly, monitoring. Monitoring work (of visitor patterns and ecological features of the sites) will be important to further the evidence base on which mitigation strategies can be updated.

In advance of such a strategy being agreed and adopted, Natural England advise the Council to implement a suitable interim strategy that ensures adverse effects from live development coming through the local plan period will be avoided. This may include measures as described above. Financial contributions can be directed towards the New Forest National Park Authority's (NFNPA) [Habitat Mitigation Scheme](#) that will enable the authority to deliver site specific mitigation measures on behalf of developments; such an approach would provide a certain and robust means to addressing the effects of recreational disturbance via direct measures at the protected sites. It is recommended that suitable levels of contribution are agreed with the NFNPA.

Natural England are committed to continue working with Fareham Borough Council and other affected local authorities to develop a strategic approach to addressing recreational impacts from new development on the New Forest designated sites.

- *Water quality – nutrients*

The nitrogen budget arising from the Local Plan has been revised down from 2,536.99 kg/TN/yr to 2,182.62 kg/TN/yr and the HRA has been updated to reflect this.

We note that Appendix 3 of the HRA includes a Technical Note by Urban Edge Environmental Consulting prepared in May 2021. This includes a breakdown of the site allocations to calculate this total nitrogen figure. Amongst other updates, the recent decrease in budget appears to be mainly due to the following amendments as shown in Table 1:

- HA55 Land South of Longfield Avenue has been reduced from -105.80 to -672.54 kg/TN/yr
- H54 Land at Oakcroft Lane has been included, with a -134.67 kg/TN/yr budget
- HA56 Land West of Downend Road has been included, with a -142.10 kg/TN/yr budget.

Table 1 references the 20% precautionary buffer. Please note that this buffer should only be applied to sites with a positive nitrogen budget. The overall budget figure may need updating in light of this.

Section 4 of this Technical Note discusses potential nutrient mitigation schemes. With regards to the number of nitrogen credits likely to be available from these, it is recommended that latest figures are

sought in advance of further work involving these schemes. Further information can be found on the [PfSH webpages](#).

- *SWBGS 2021 Updates*

We note that section 6.8.1 now refers to SWBGS site F13 as a Secondary Support Area, in line with the published SWBGS mapping update earlier this year. This is also reflected in Figures 6.18 and 6.19 which map the SWBGS sites within the Fareham Local Plan.

It appears that site-specific impacts on SPA supporting habitat (as identified on the SWBGS mapping) have not been considered within the Appropriate Assessment for Solent and Southampton Water SPA and Ramsar site (i.e. Table 7.8), even though likely significant effects have been identified. This impact should be considered in more detail within the AA with an appropriate mitigation strategy outlined, linked to Policy NE5. It is advised that development address impacts in line with the SWBGS Guidance on Mitigation and Off-setting requirements (2018).

- *Water pollution impacts on designated sites*

In our previous response we noted that the Chichester and Langstone Harbours SPA/Ramsar sites, the Portsmouth Harbour SPA/Ramsar sites and the Solent and Dorset Coast SPA site were screened out of the appropriate assessment in relation to water pollution impacts. We welcome the fact that this impact is now screened in, and sections including 7.6.2 reference the source of potential water pollution impacts from some of the Housing Allocations.

### **Other Comments on the HRA**

- Table 6.10 refers to 'EU Sites' which are now referred to as 'Habitats sites' in the context of planning policy.
- Section 6.3.3 refers to the Eastern Solent Coastal Partnership, that are now the Coastal Partners.

### **Comments on the SA**

These comments relate to the document: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037; Sustainability Report for the Revised Publication Local Plan, May 2021 by Urban Edge Consulting

### **SEA Objective SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change**

As per our previous consultation response, it is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.

We note from Appendix B, the Analysis of Consultation Responses, that this is being considered and may be added in the Post Adoption Statement.

### **SEA Objective SA7: To Conserve and Enhance Biodiversity and Geodiversity**

We welcome the amendment to the title of this objective to include geodiversity, as per our previous consultation response.

We previously suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible

Natural Greenspace Standard (ANGSt). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring. In response to this, we note that the Analysis of Consultations responses states that this is being considered and may be added in the Post Adoption Statement.

We would be very happy to comment further as the plan process progresses. If you have any queries relating to the detail in this letter please contact me on ( [REDACTED] )

Yours faithfully

Mary Andrew  
Sustainable Development Lead Adviser  
Natural England- Thames Solent Team

**Fareham Local Plan:  
Revised Publication Plan Consultation (July 2021)**

**Representations by Persimmon Homes (South Coast)**

**July 2021**

## **1. INTRODUCTION**

1. Persimmon Homes (South Coast) (PHSC) welcomes the opportunity to comment on the Revised Fareham Draft Local Plan 2036 (Regulation 19: Publication draft) (RLP).
2. Persimmon Homes commented on an earlier Regulation 19 Publication draft of the Fareham Plan in March 2019. A copy of these comments are attached to these representations (see **Appendix 1**) and should be read alongside this Statement.
3. For brevity, given our response to the previous Regulation 19 Plan, we have sought to limit our comments to those elements of the draft Plan that are new. However, in the case of Policies H1, HP4 we have updated our previous comments so the content of these representations should be viewed as superseding those made previously. With regards to Policies DS2, CC1, NE2 and NE5, PHSC's comments made on the previous Regulation 19 plan still stand, but additional commentary on these policies is also provided in these representations.
4. The structure of these representation is as follows: Section 2 discusses the legal requirements of the RLP, and Section 3 sets out PHSC's response to the soundness of the Plan with reference to the tests set out in the NPPF. Persimmon has a number of sites within Fareham Borough that it is promoting for residential development. These including Land east of Crofton Cemetery and west of Peak Lane (formerly referred to by the Council as Oakcroft Lane, Stubbington), which is now proposed for allocation. This site is discussed under Section 3 of these representations. Persimmon Homes is also promoting five other 'omission sites', which are discussed in detail under Section 4 of these representations (and under Section 4 of our previous representations). PHSC's omission sites are listed below for ease of reference:
  - Land East of Burnt House Lane, Stubbington
  - Land West of Peak Lane, Stubbington
  - Land North of Titchfield Road, Stubbington
  - Land South of Titchfield Road, Stubbington
  - Land West of Cuckoo Lane, Stubbington



## **2. REVISED LOCAL PLAN LEGAL REQUIREMENTS**

### **DUTY TO COOPERATE**

5. Section 33A of the Planning & Compulsory Purchase Act 2004 (as amended) requires local planning authorities (LPAs) to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters, including housing. The DtC legislation sets out the process for such engagement, but does not require that agreement is reached between parties on DtC issues. As such, based on the Council's Statement of compliance with the Duty to Co-operate (September 2020) it is considered that the legal requirement of the DtC has been met.
6. However, as detailed later in the Housing Need and Supply Section of these representations, the requirement to plan for sufficient housing, including the unmet housing needs of neighbouring authorities is also a soundness issue in respect of ensuring that local plan has been positively prepared (i.e. NPPF soundness test a)).

### **SUSTAINABILITY APPRAISAL (SA)**

7. The Council has commissioned a focused update of the emerging Local Plan's SA that takes into account the changes made to the Plan since the previous Regulation 19 draft Local Plan consultation in 2020. Given the changes to the RLP, this is considered necessary from a legal perspective, so the SA update is welcomed by Persimmon.

### **CLIMATE CHANGE**

8. Planning for climate change is a legal requirement under the Climate Change Act 2008 (see also Paragraph 153 of the NPPF). The issues associated with Climate Change are many, but it is PHSC's view that the RLP has provided policies that will address such issues (although in some instances we have recommended changes to policy wording). The Plan also includes a specific policy on climate change (Strategic Policy CC1). As such, in PHSC's view, the Council has discharged its legal duties for Plan-making with regards to climate change.

### **HABITATS REGULATION ASSESSMENT (HRA)**

9. The Council has commissioned a focused update of the emerging Local Plan HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. Given the changes to the RLP, this is considered necessary from a legal perspective, so the HRA update is welcomed.
10. With regards to PHSC's land interests in the Borough, the Council has resolved to allocate the site: Land east of Crofton Cemetery and west of Peak Lane (Policy H54) for housing development. The conclusion of the HRA in respect of this site is set out in detail under the detailed policy commentary on the H54 Policy.



### **3: SOUNDNESS ASSESSMENT OF REVISED LOCAL PLAN POLICIES**

#### **DEVELOPMENT STRATEGY**

##### **Strategic Policy DS2: Development in Strategic Gaps**

8. Whilst our comments made towards the previous Regulation 19 Plan in respect of the Fareham-Stubbington Gap and the Meon Strategic Gaps are still relevant, it is pleasing to see that the Council is again considering some growth in the Fareham-Stubbington Gap area (see Policies H45 and H55), despite it no longer progressing the Strategic Growth Area (SGA) concept first mooted in the March 2020 Regulation 18 Fareham Draft Local Plan 2036 Supplement<sup>1</sup>.
9. However, as set out below in Section 4 of these representations (and in PHSC's previous representations), the Persimmon is of the view that the Council has not gone far enough in terms of assessing whether further development could come forward within these extensive Gap areas, particularly in light of the significant housing needs for the Borough and the extensive unmet needs of neighbouring LPAs as discussed later in this Statement.

#### **HOUSING NEED AND SUPPLY**

##### **Strategic Policy H1 Housing Provision**

10. A key driver for the Council undertaking this additional Regulation 19 consultation is because it is now applying the correct Standardised Methodology Local Housing Need (LHN) figures (as opposed to the draft Standardised Methodology that was consulted on by Government in August 2020 but subsequently dropped). This change of approach is welcomed and indeed necessary if the Council's RLP is to be found sound at examination. By applying the correct Methodology, the Council's LHN has increased from 403 dpa (as per the previous Regulation 19 Plan) to 541 dpa. A consequence of this change is that the Council has needed to find additional supply sites to meet its housing needs.

##### *RLP Plan Period*

8. As set out in the Council's 2021 Local Development Scheme, an allowance of approximately nine months has been made for the examination of the RLP with adoption estimated for Autumn/Winter 2022. However, in PHSC's experience, and given the shortcoming of the Plan set out in these representations, it is considered likely that the Plan will not be adopted until year 2022/23. Should this be the case, it will be necessary for the Council to extend the Plan period by a further year so the requisite 15 years is covered as is required by national planning policy (NPPF Paragraph 22).

##### *Sub-regional Unmet Housing Needs*

9. As set out in Paragraph: 010 Reference ID: 2a-010-20201216 of the Planning Practice Guidance (PPG), LHN is the 'minimum starting point' for determining a Local Plan's housing requirement. Councils are required to consider other factors, for example unmet needs from neighbouring LPAs that may necessitate an uplift to LHN.

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<sup>1</sup> As confirmed in this draft Plan (Paragraph 3.8), the SGA concept was proposed as a means of meeting unmet need in the sub-region.

10. In the regard, it is noted that the RLP proposes to add 900 homes to LHN to arrive at housing requirement of 9,556 across the plan period 2021-37 (which is equivalent to an average of 597 dpa). This increase represents a c.10% increase on LHN. When this is considered against the significant housing shortfall across the Partnership for South Hampshire (PfSH) sub-region, it is clear that the Council's proposed uplift is woefully inadequate. Table 1 below provides an indication of the extent of unmet across the sub-region.

*Table 1: Comparison of housing need and supply and extent of sub-regional housing shortfall 2020 – 2036*

Local Authority	Annual Housing Need	Total housing need 2020 –	Supply = Commitments,	Shortfall/surplus
	using Standard Method (dpa)	2036	local plan allocations + windfall estimate	
East Hants (part)	112	1,792	1,169	-623
Eastleigh	694	11,104	8,335	-2,769
Fareham	514	8,224	6,550 <sup>26</sup>	-1,674
Gosport	344	5,504	2,919	-2,585
Havant	504	8,064	8,822	+758
New Forest	785	12,560	10,035	-2,525
Portsmouth	854	13,664	12,995	-669
Southampton	1,002	16,032	12,904	-3,128
Test Valley (part)	181	2,896	3,135	+239
Winchester (part)	235	3,760	5,986	+2,226
Total	5,225	83,600	72,850	-10,750

Source: Report to the Partnership for South Hampshire Joint Committee, 30 September 2020: Statement of Common Ground – Revision and Update (Table 4: Comparison of housing need and supply 2020 – 2036)<sup>2</sup>

11. As Table 1 demonstrates, as at September 2020, the shortfall in housing across the PfSH area equates to nearly 11,000 homes. However, since this assessment was undertaken, due to changes in the Standard Methodology (which include a 'city uplift'), the LHN figure Southampton has increased to 1,389 dpa (equivalent to an additional 315 dpa). This is a significant rise in LHN for Southampton Cit. In light of Table 1 above, without a commensurate and significant increase in supply in Southampton City (which is considered unlikely) the sub-regional shortfall is likely to have increased. The negative impact on housing delivery as a result of COVID-19 and challenges presented by nitrate neutrality issues in the Solent area is also likely to have further exacerbated the sub-regional shortfall.

<sup>2</sup> <https://www.push.gov.uk/wp-content/uploads/2020/09/Item-8-Statement-of-Common-Ground-Update-30.09.20.pdf>

12. The Council will be aware that Fareham Borough straddles both the Southampton (Western) Housing Market Area (HMA) and the Portsmouth (Eastern) HMA<sup>3</sup> and therefore has a vital role to play in terms of addressing housing needs of other LPAs given its relatively unconstrained nature, strong land availability and its strategic transport links to the major cities in the Solent sub-region.
13. Focussing on the Portsmouth HMA, which includes key settlements of Fareham, Stubbington and Portchester, it is noted that in the 2019 Regulation 19 Havant Borough Local Plan that Havant Council was previously intending to accommodate around 1,000 dwellings of the sub-regional unmet need. However, as shown in the current Submission draft Plan, which is currently the subject of examination<sup>4</sup>, Havant is no longer seeking to meet any of the sub-region's unmet needs. Turning to Gosport Borough, which is a highly constrained authority with limited land available to accommodate growth, it is understood this Council has not yet made a formal request to Fareham Council to take any of its unmet. However, this does not mean that unmet in Gosport does not exist. Anecdotally, it is understood that the unmet housing needs in Gosport Borough are likely to be in region of 2,000 dwellings. Given that only a relatively small part of East Hampshire and Winchester Districts fall within the Portsmouth HMA, the scope for these LPAs to accommodate growth in this part of the Solent sub-region is curtailed.
14. With regards to Portsmouth, where the issue of unmet need is most acute, it is noted that the City Council published a Regulation 18 draft of the Plan for consideration by its Cabinet members meeting on 27<sup>th</sup> July 2021<sup>5</sup>. As shown in Table 2 of the draft Plan, Portsmouth City Council (PCC) has identified a 1,000 home unmet need that is required to be accommodated elsewhere. However, if one delves deeper into the supply sites set out in the emerging Portsmouth Plan, it is clear that there are a number of strategic sites in Portsmouth that are unlikely to come forward within the Plan period (or at least unlikely to deliver at the anticipated rates set out in the Plan).
15. PHSC's concern with regards to Portsmouth supply is largely concerned with the development proposals for the City Centre area (4,605 dwellings) (see Portsmouth Plan Policy S1) due to viability issues, existing uses and multiple ownership (see Paragraphs 7.1.14 of the emerging Portsmouth Plan where some of these delivery issues are detailed). Persimmon's concerns are also levelled at key parts of the Tipner area (see Portsmouth Plan Policy S2), in particular the Tipner West site (also known as Lennox Point), which is proposed to deliver in excess of 3,500 new homes<sup>6</sup>. With regards to Tipner West, as shown at **Appendix 2**, the site is adjacent to national and international ecological designations including the Portsmouth Harbour Ramsar site, Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA).

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<sup>3</sup> This area includes Portsmouth City Council, Havant Borough Council, Gosport Borough Council and parts of Fareham, Winchester and East Hampshire.

<sup>4</sup> The Submission Havant Borough Plan can be viewed by following this link:

<https://cdn.havant.gov.uk/public/documents/CD01%20Submission%20Local%20Plan%20Format%20Update%20June%202021.pdf>

<sup>5</sup> The Regulation 18 Portsmouth Plan can be viewed by following this link

<https://democracy.portsmouth.gov.uk/documents/s31724/Draft%20Portsmouth%20Plan%20-%20Appendix%20A%20-%20Draft%20Reg%20A.pdf>. Tipner

<sup>6</sup> The Tipner West development proposals are detailed on the Council's dedicated webpage that can viewed by following this link: <https://lennoxpoint.com/>

However, to make the ecological impact of this site worse still, the Council is proposing land reclamation that will effectively 'eat' into these designations. The site should not therefore be classed as suitable for development. Viability of the current Tipner West proposals has also not been adequately assessed. Values in Portsmouth are challenging and when combined with the considerable build cost (for example, but not limited to, extensive under-croft parking) and costs associated with the land reclamation and land remediation, the site is unlikely to be viable. When these issues are considered in round the Tipner West site cannot, at this stage, be claimed to be developable. As such, the housing numbers from this site (and the City Centre sites) should not be counted towards PCCs housing requirements. It follows, therefore, that Portsmouth's housing requirement to be reduced accordingly, and this unmet need should then be accommodated elsewhere in the Portsmouth HMA area. In Persimmon's view, Fareham Borough is the most appropriate location for this unmet need to be addressed.

16. It is also noteworthy, as set out in minutes of the above PCC Cabinet meeting, that even the political leaders of Portsmouth Council are not convinced that the Tipner development should/will be brought forward. The Decision summary of the Cabinet meeting (partly reproduced in the bullet points below) in relation to Tipner is telling:

*6. Also believed the target cannot be met without significant impact on the protected habitats that surround Portsmouth. It would be wholly wrong for the Government to unaccountably require the Council to cause environmental harm by over-riding environmental protection legislation.*

*7. Asked therefore the Leader to write to the Government to establish whether the Secretary of State for Housing Communities and Local Government believes the housing target and the necessary associated development in the Tipner-Horsea Island area are of such overriding public interest as to justify the scale of development required and the impacts on the ecology of the Solent Waters.*

17. In light of the above, there is a real danger that the unmet needs in Portsmouth City are being significantly underestimated in the City Plan; potentially to tune of nearly 3,500+ additional homes should Tipner be deemed as undeliverable, and possible nearly 5,000 additional homes should the City Centre sites not come forward as planned. Given that the emerging Fareham Plan (and emerging Havant Plan for that matter) are proceeding in advance of the Portsmouth Plan<sup>7</sup>, it is important that a realistic understanding of unmet needs emanating from the City is established now so that Fareham Borough Council is able to make an appropriate contribution towards meeting such need through this current plan cycle. Should this not occur, and the Fareham Plan proceeds without due regard to the above, there is strong possibility that City's unmet need will be not be addressed due to the misalignment of the respective Local Plan production timetables for these LPAs.
18. To summarise on unmet housing needs relevant to the Fareham RLP; the Council's suggested contribution of 900 homes towards unmet supply is wholly inadequate in the context of

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<sup>7</sup> The Portsmouth LDS (July 2021) (Cabinet Draft) anticipates submission of the City Plan toward in Spring 2022 with adoption towards the end of 2022. A copy of the Portsmouth LDS can be viewed by following this link: <https://democracy.portsmouth.gov.uk/documents/s31717/Local%20Development%20Scheme%20update.pdf>

extensive sub-regional unmet needs across the PFSH area (at least 11,000 homes) and with regards to the Portsmouth HMA as summarised in Table 2 below.

*Table 2: PHSC Analysis of Unmet in the Portsmouth HMA*

	LPA confirmed unmet need	PHSC expected unmet need
Portsmouth City	1,000	3,500 – 8,105
Gosport Borough	TBC	2,000
Havant Borough	0	0
East Hampshire (part)	0	0
Winchester (part)	TBC	TBC
Total	1,000	5,500 – 10,105

19. Whilst the above situation is clearly challenging, it is PHSC's view that **the Fareham RLP can still be found sound with reference to NPPF soundness test a) subject to modifications including the inclusion of additional housing sites to meet sub-regional unmet housing needs.** As such, the above situation should not prevent the Council from submitting the RLP for examination, as it is considered that a pragmatic approach to the examination can be taken whereby omission sites are considered as part of the examination process. This approach has been taken in respect of the Havant Local Plan examination, where the Inspectors have struck an appropriate balance between the need to progress a Local Plan in a timely fashion whilst also recognising that there are deficiencies in terms of housing supply.

#### Further Uplifts to H1 Requirements

20. In addition to our concerns above regarding the Policy H1 Housing Requirement, Councils are advised through national planning policy / guidance to consider whether any adjustments should be made to the LHN figure to account for other factors (alongside DtC issues) such as economic growth and affordable housing provision (which appears to be absent from the RLP). With regards to affordable housing, the Council commissioned a Housing Needs Survey as part of its previous 2020 Regulation 18 consultation draft Plan in 2017. At the time, the Survey suggested that there is a net affordable housing need of 302 dpa, which equates to approximately  $\frac{3}{4}$  of the H1 housing requirement. Whilst the Standard Methodology accounts for affordability (or lack thereof in Fareham's Borough's case), actual affordable housing need indicates that a further uplift to Fareham's LHN may be necessary.

#### Stepped Housing Requirement

21. The H1 Policy Requirement is expressed in the RLP as a stepped housing requirement, which backloads housing delivery towards the latter part of the Plan period. This approach is at odds with the NPPF's objective to boost the supply of housing (see Paragraph 60) and therefore **the RLP is unsound in the context of soundness test b). To remedy this issue, Policy H1 should be expressed as an average requirement; it should not be stepped.**



*RLP Housing Supply: Windfall Allowance*

22. Policy H1 includes an estimated 1,224 windfall dwellings. The Council's Housing Windfall Projections Background Paper (June 2020) does not provide a detailed breakdown of which sites are being considered as windfall. The Council's figures cannot therefore be scrutinised. Until such time as the Council publishes this detail underpinning the windfall allowance, this element of the supply should not be counted towards the Council's housing requirement.

*RLP Housing Supply: Proposed Housing Allocations*

23. Allied to above, a further 3,358 homes are identified on Housing Allocation sites (i.e. sites prefixed with a HA reference in the RLP). However, a number of these sites are rolled forward allocations from the current adopted Local Plan - and in some cases (i.e. HA29 and HA30) are sites that formed part of the Western Wards growth area that was originally identified in the 1970's - but have failed to be delivered. As such, it is questionable whether the Council has properly assessed deliverability / developability of some of the proposed allocation sites comprising its supply. It is advisable therefore that the quantum of housing expected from some of the questionable supply sites should not be counted against the housing requirement in the Plan, and alternative sites (such as those set out in the Omission Sites section of PHSC's representations) should be identified to ensure the Council's housing requirements are met.

*RLP Housing Supply: Welborne*

24. In addition to the above, the deliverability issues associated with Welborne are well documented. The Oakcroft Lane appeal proposal (discussed in greater detail below under Policy H54 below) Statement of Case (May 2021) (SOC) (see **Appendix 3**) that has been prepared by Savills on behalf of Persimmon Homes provides a detailed analysis of the likely delivery timescales of the Welborne site (see SOC Paragraphs 7.18 to 7.45 in particular). Whilst this SOC focusses on the current five year supply period (i.e. 2021/22 to 2025/26), it confirms that first completions at Welborne are unlikely to occur until around year 2024/25 or 2025/26 (as opposed to first completions in 2022/23 as per the Council's trajectory). The consequence of a delay to the start of the site, would mean that the Council's Welborne trajectory would be 'pushed back' further in the Plan Period resulting in further units at being delivered outside of the plan period. This would have the effect of further reducing the Council's housing supply across the plan period. The further reduction in supply should be addressed through the identification of further omission sites to 'plug' this gap.

**Policy HP4 Five-Year Housing Land Supply**

25. With regards to the first Paragraph of this Policy, the Council's has suggested a change of wording that states that a development 'will be' permitted as opposed to 'may be' permitted. This amendment has created a positively worded policy and has removed any potential for ambiguity in its implementation by decision-makers. This is supported by PHSC.
26. With regards to criterion (b) the Policy states that a development should be '...integrated with the neighbouring settlement'. It is unclear whether this mean a physical link between the development and the adjoining settlement or whether that a development should be integrated in design terms. This needs to be clarified.

27. Criterion c) seeks to prevent development in a strategic gap that may significantly affect its integrity. As per our comments in respect of Policy DS2, this is a highly subjective policy criteria that will be challenging to interpret by decision-makers and applicants alike. It is also noted that Policy DS2 sets out different policy requirements with regards to the protection of Strategic Gaps (i.e. proposals should not affect the physical and visual separation of settlements). This has the potential to create an internal conflict within the Plan as it is unclear which policy requirements (either HP4 or DS2) would take precedent where the Council is unable to demonstrate adequate five year supply. It is suggested therefore that the wording for Criterion c) is deleted or replaced with a cross reference to Policy DS2 (including Persimmon's suggested amendments to Policy DS2).

## **HOUSING ALLOCATION POLICIES**

28. The following section address some of the key allocation sites identifies in the RLP.

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

29. This is new Policy in the RLP that identifies a 'Broad Location for Growth' within Fareham Town Centre that is expected to deliver 620 new homes within years 10-16 of the Plan period.
30. The BL1 Policy states that there are a number of sites that form part of the 'Broad Location', including the surface and multi-storey car parks, the police station and bus station offices, Fareham Shopping Centre, Fareham Library, Ferneham Hall and the Civic offices. However, the RLP does not ascribe a capacity to any of these sites, so it is not possible to confirm whether the overall capacity for the BL1 Policy is accurate. It is noted that sites proposed in the previous iteration of the emerging Plan (i.e. FTC1: Palmerstone Car Park and FTC2: Market Quay), which are both located in the BL1 area, were identified as having a combined capacity of 120 dwellings but have now been deleted from the Plan. These FTC sites were originally perceived by the Council as key regeneration sites so their deletion from the RLP casts considerable doubt over whether the other sites in the BL1 area are likely to come forward.
31. Furthermore, given that the RLP anticipates that development within this Broad Location will come forward towards the end of Plan Period (i.e. a developable housing site), in line with the NPPF Glossary, the Council should be satisfied that there is '*a reasonable prospect that [it] will be available and could be viably developed at the point envisaged*'. PHSC has not been able to find any such assessment in the Council's Plan or in the supporting evidence base (including the SHELAA). Indeed, the Policy wording for BL1 seems to indicate the opposite; that viability of re-development in the BL1 area will be very challenging and that many sites may not be available for development due to existing uses / multiple ownerships.
32. Whilst PHSC recognises that Local Plans should be ambitious, they should also be realistic and deliverable. As such, it is Persimmon view that the BL1 site should continue to be identified in the Plan (in order to allow the proposed Town Centre SPD to be brought forward and set the framework for the proposed regeneration proposal of BL1), but any supply for BL1 should be excluded from the RLP plan period supply. The position regarding the BL1 site can then be reassessed as part of the requisite Plan review that will need to take place in 5-years following adoption of the Plan.

#### **Policy HA54: Land east of Crofton Cemetery and west of Peak Lane**

33. Policy HA54 relates to a site located to the north of Stubbington that is controlled by Persimmon Homes.
34. The following section of these representations set out the planning background for the H54 site before providing commentary on the Policy wording and the relevant Local Plan evidence base.

#### H54 Planning Context / Background

35. By way of background, a planning application was submitted by PHSC in March 2019 on the H54 site for development proposals comprising 261 new homes and supporting uses (LPA Application Ref: P/19/0301/FP). This application was refused in August of the same year. The Decision Notice associated with this application is provided at **Appendix 4**.
36. In response to this refusal, PHSC made significant revisions to the 2019 scheme, and submitted a revised planning application in July 2020 for 206 new homes and associated development (LPA Application Ref: P/20/0522/FP). As demonstrated though the Case Officer's Reports to Planning Committee (see **Appendix 5 and 6**), following detailed and extensive technical work and negotiation between the Council and Persimmon Homes, the application was recommended for approval by officers. However, the scheme was subsequently refused by members at Planning Committee in February 2021 (see Decision Notice at **Appendix 7**). For brevity, the key Plans and technical evidence base supporting the 2020 application (and as considered most relevant to the H54 Policy) are listed below and are provided with these representations for ease of reference for the Council and the Inspector(s). However, Persimmon would urge the Council and the Inspector(s) to review the application / appeal proposals information in full<sup>8</sup>.
- Location Plan (**Appendix 8**)
  - Site Layout Plan (**Appendix 9**)
  - Building Heights Plan (**Appendix 10**)
  - Landscape and Visual Impact Assessment (**Appendix 11**)
  - Ecology Management Plan (**Appendix 12**)
  - Shadow Habitat Regulation Assessment (**Appendix 13**)
  - Flood Risk Assessment (**Appendix 14**)
  - Archaeological Written Scheme of Investigation (**Appendix 15**)
  - Archaeological Desk-Based Assessment (**Appendix 16**)
  - Arboricultural Method Statement (**Appendix 17**)
  - Travel Plan (**Appendix 18**)
37. In light of the above, it is Persimmon's strong and considered view that the H54 site is capable of delivering 206 new homes and that application should have been approved by the Council. PHSC has therefore lodged an appeal against this refusal (Appeal Ref:

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<sup>8</sup> A link to the application is as follows:

<http://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/20/0522/FP&uprn=10012131685>



APP/A1720/W/21/3275237). The appeal inquiry date is 19<sup>th</sup> October 2021. Based on the Council's LDS (June 2021), it is likely that the appeal will be decided part way through the RLP examination. It is suggested, therefore, that the Planning Status section of the H54 Policy should make reference to the live appeal.

38. Following the refusal of the revised the 2020 application, the Council published an updated version of its Regulation 19 Local Plan in June 2021 (which is the subject of these representations). The 2021 Regulation 19 Plan identified Persimmon's site as a housing allocation (Policy H54: Land east of Crofton Cemetery and west of Peak Lane) for 180 new homes. Without prejudice to the comments set out in these representations (and PHSC's appeal case), the Company has submitted a revised planning application for 180 dwellings, which aligns with the site capacity set out in the emerging H54 Policy. However, for the avoidance of doubt, PHSC remain firmly of the view that the site is capable of delivering a minimum of 206 new homes.

#### H54 Policy and Relevant Local Plan Evidence Base

##### *SHELAA*

39. Persimmon strongly supports the allocation of the H54 site in the emerging Local Plan, and welcomes the Council's acknowledgement that the principle of residential development at the site is acceptable.
40. The site was not included as a draft allocation in the 2020 Regulation 19 draft of the Plan but, as confirmed in the SHLEAA 2021, a re-assessment of the site (SHELAA Ref 1341) by the Council resulted in it being deemed 'suitable', 'available' and 'achievable' and therefore a 'developable' housing site (i.e. it can be brought forward in the post-five year period). Persimmon supports the SHLEAA's conclusion with regards to the site's 'suitability', 'availability' and 'achievability', and the Company confirms (as evidenced in the technical reports associated with the 2020 application) that there are no issues/constraints associated with the site that would prevent it from being brought forward for housing in the short term.
41. As touched upon above, however, Persimmon do not support the 2021 SHELAA conclusion that site is only capable of accommodating 180 new homes, and contend that the site is capable of delivering a minimum of 206 new homes. Paragraphs 4.9 to 4.11 of the SHELAA confirm that site capacities have been determined using a generic gross to net conversion (60% gross to net for sites above 2ha) before applying a density multiplier to the resulting net area (usually 30 dph, but lower densities are applied where surrounding existing development justifies a reduction). Given that the SHELAA identifies the site as having a gross area of 19.25, using the Council's gross to net conversion (i.e. net area of 11.55ha), the net density of the site would equate to only 15.6 dph. Notwithstanding the fact that the Case Officer and the Council's Urban Designer deemed 206 dwellings to be appropriate for the site, it is clear that the SHELAA capacity of 180 dwellings is very low. Furthermore, the net density applied by the Council bears little relationship to the character and prevailing density of the surrounding area; particularly that of the existing development immediately to the east of the site around Spartan Drive (**Appendix 19**) and Summerleigh Walk (**Appendix 20**) that have the strongest relationship with the H54 site (c. 24 dph and 29 dpa, respectively)<sup>9</sup>. Were these net densities

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<sup>9</sup> It is noted that the net density of the existing development located beyond the woodland area to the south of the site, around Mark's Tey Road (**Appendix 21**) is calculated at approximately 15.9 dph. However, the

applied to the Oakcroft Lane net area (as determined through the Council's SHELAA methodology) the resulting yield for the site would be between 277 and 334 dwellings.

42. PHSC would caution against such crude density-based assessments of site capacity for housing allocations, as development quantum is, in Persimmon's view, far better understood through site-specific constraint analysis / technical assessment and design work (as has been the case with the appeal proposals). It is also noted that the development to the south around Mark's Tey Road (which appears to have been the driver for 180 capacity at H54) does not include a varied mix of housing (comprising of only large detached dwellings) nor any affordable housing provision. To use the net density of this residential area as justification for a very low density development at the Oakcroft site is therefore unjustified and unreasonable. It is clear, based on the above, that the 280 homes capacity (as advocated by Persimmon Homes) sits comfortably within the lower end of the 24-29 dph density range cited above. In Persimmon's view, the Council's approach to assessing the site's capacity in the SHELAA is overly simplistic, does not take proper account of the site's context, and has not had regard to the detailed technical work undertaken and submitted by PHSC as part of the 2020 application / appeal proposals. Furthermore, by proposing the site for only 180 dwellings, the Council is not making an effective use of land in line with the requirements of the NPPF (see NPPF Paragraph 119, in particular).
43. Turning to the delivery timeframe of the H54 site, there appears to be some confusion in terminology used in the SHELAA 2021. Persimmon are of the view (and this appears to be confirmed in SHELAA 2021 commentary) that the site is 'deliverable' (i.e. it can be brought forward entirely within first five years of the Plan, based on adoption date set out in the LDS). An update to the Council's SHELAA 2021 to confirm the above is therefore required. It would also be beneficial for the Council to include a detailed trajectories for the individual sites that comprise its supply (including the H54 site) to allow proper scrutiny of the Council's assumptions (including for the five year period). To assist the Council, Persimmon has provided its anticipated delivery trajectory for the H54 site (based on a 208 site capacity). This is set out in Table 3 below.

*Table 3: PHSC H54 Delivery Trajectory*

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
0	28	50	50	50	30

44. It is clear, given our comments above (particularly those made in relation to housing requirements and supply), that the Land east of Crofton Cemetery and west of Peak Lane site forms a vital component of the Council's housing land supply both in terms of the five year supply and the Local Plan supply across the plan period more generally. As such, the Council should not be seeking to unnecessarily (and without adequate justification) limit the capacity of the H54 site to 180 homes. This is at odds with requirement in the NPPF to positively plan for development, including meeting the housing needs of the Borough and the extensive unmet needs of neighbouring LPAs. Furthermore, as demonstrated by the

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relationship between this residential area and the H54 site is poor due to the intervening vegetation and large residential property and grounds at 18 Lychgate Green.

Officer Report and the supporting technical work for the 2020 application this proposal, combined with the deficiencies in the approach taken in the SHELAA, the 180 dwelling capacity proposed in the draft Plan is not justified by evidence. **As currently drafted this element of the Policy may not be regarded not sound, but could be made sound through a modification that increases the site capacity to a minimum of 206 new homes<sup>10</sup>.**

45. Alongside the proposed allocation of the site, the Council is proposing that the southern part of the H54 site (south of Oakcroft Lane) is removed from the Strategic Gap designation. This proposed amendment to the gap boundary in this location is justified by the Technical Review of Areas of Special Landscape Quality and the Strategic Gaps (September 2021) evidence base (notably Paragraphs 8 and 12), and is therefore strongly supported by PHSC.

#### *Strategic Flood Risk Assessment*

46. It is noted that the Council has undertaken an update of the Strategic Flood Risk Assessment for Fareham (2021). The update report confirm that, from a flood risk perspective, *'Safe development is achievable by taking the sequential approach on [the H54] site'*. Persimmon concurs with this assessment, which corroborates the evidence prepared in respect of the application / appeal proposal. The report concludes that it is appropriate to allocate the site, but, as detailed in the section below, PHSC do not agree with the report's assertion that it is necessary for the H54 Policy to *'stipulate that areas at risk of flooding now and in the future must be avoided'* as this repeats policy provisions that are found elsewhere in the RLP.

#### *H54 Policy Criteria Analysis*

47. Turning to the policy criteria of H54, Persimmon Homes supports Criterion a) (subject to the capacity changes set out above) and Criterion b) that relates to the position of the primary highways access point.
48. With regards to Criterion f) (building heights), it is considered that the requirements of this element policy could be adequately address through the application of Policy D1: Design. It is also noted that the Council has not provided any evidence to support a restriction on building heights to two storey. Criterion f) is therefore unnecessary and unjustified and should be deleted. However, should the Council seek to retain Criterion f), the maximum building height should be two storey with accommodation in the roof (i.e. 2.5 storeys) as this was considered acceptable in design and landscape terms by officers as demonstrated through the 2020 application. Allowing for some two storey buildings within the accommodation roof-space is considered to be a more efficient and effective use of land that allows living space to be maximised without increasing the height of the buildings significantly; this approach is supported by NPPF<sup>11</sup>. Alternatively, as there is no statutory definition of storey height (and considerable variation between housing types), Criterion f) may be better expressed in terms of the maximum ridge height of buildings. As demonstrated through the 2020 application, in particularly the Landscape Visual Impact Appraisal work, no harm was demonstrated with regards to the proposed houses, which comprised a maximum ridge height of 9.6m. In Persimmon's view, therefore, a maximum

<sup>10</sup> For the avoidance of doubt, and for consistency with our comments set out above, the Local Plan's housing requirement and the allocation policy capacities should be expressed as a minimum number of homes.

<sup>11</sup> The approach is also in general conformity with the Government's drive to encourage upwards development on existing buildings through 'Airscape Development' (i.e. adding extra storeys to create extra square footage from the same footprint at ground level) and loft conversion permitted development rights.

ridge height of 10m may be a more appropriate restriction for the heights of buildings at the H54 site.

49. Turning to Criterion k) (Construction Environmental Management Plan to support a planning application), it is Persimmon's view that this requirement would be better set out in an updated Local List (or a separate policy in the draft Plan), as opposed to be referenced in individual site allocation policies. This is because the requirement for a Construction Environmental Management Plan may also be applicable to other (windfall) sites that are not identified in the Plan.
50. With regards to Criterion i), as set out in Table 4 below, it is Persimmon view that this policy provision is addressed through other Local Plan policies, national planning policy and legislation (notably the Community Infrastructure Regulations 2010 (as amended)). It is also considered that it is not necessary for the Criterion i) to specify what new provision and/or contributions should be sought from the development. This should be determined at the point an application is submitted and through negotiation with the LPA and relevant bodies, having regard to existing provision, demand created by new development and the Council's own Infrastructure Delivery Plan (which is a live document and may be subject to change, as confirmed in Paragraph 10.28 of the draft Local Plan).
51. The Council will be aware that, the NPPF requires Local Plans to be succinct (Paragraph 15) and to avoid unnecessary duplication of policies (Paragraph 16). It will also be aware that, when considering applications for development, the Local Plan should be read as a whole. In this context, with regards to the remaining criteria of the H54 (namely criteria c), d), e), g), h), i), j) and l)), in order for the Plan to be consistent with national policy (and therefore meets NPPF soundness test d)), the following criteria should be deleted from H54. For ease of reference, Table 4 below sets out the individual H54 criteria and the associated policies contained elsewhere in the Plan and/or National Policy and legislation that cover these particular issues.

*Table 4: H54 Policy Criteria Analysis*

<b>H54 Criterion</b>	<b>Relevant other Local Plan Policy / National Policy</b>
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.	<ul style="list-style-type: none"> <li>• LP Policy CC2</li> <li>• NPPF Section 14</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE3 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> </ul>
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 shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> <li>• Fareham Design SPD</li> </ul>

g) A network of linked footpaths within the site and to existing PROW shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and TIN2</li> <li>• NPPF Para 100</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE6, NE9 and D2</li> <li>• NPPF Para 174</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
l) Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3.	<ul style="list-style-type: none"> <li>• LP Policies TIN1, TIN4 and NE3.</li> <li>• NPPF Para 34</li> <li>• Community Infrastructure Levy Regulations</li> </ul>

52. It is noted that, alongside the H55: Longfield Avenue housing allocation policy working, the Council has produced a 'Land Use Framework Plan' to the support this proposal. The Framework Plan appears to identify the land to the north of Oakcroft Lane (that forms part of Persimmon's H54 site) as part of the Longfield Avenue proposal<sup>12</sup>. Persimmon has had no discussions with the Council (or the promotor of the H55 site) on this matter. It is therefore surprising and concerning that the Council has identified Persimmon controlled land on the Framework Plan when this does not relate to the H54 allocation. Should the Council and/or site promotor wish to use Persimmon's land to support the H55 allocation, it is imperative that this is formally discussed with PHSC. In the absence of such discussions it may not be possible to regard the H55 as a deliverable/developable housing allocation. If this land is not required to deliver the H55 allocation, to avoid any confusion for reader of the Plan, this land should not be shown as shaded green on the H55 Framework Plan.

#### HRA

53. The Council has commissioned a focused update of the emerging Local Plan's HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. This update considers the H54 proposed allocation and concludes that, in terms of the requirement Habitats Regulations, the site can be allocated. It should be noted that as part of the Oakcroft Land appeal proposal, PHSC submitted a site specific 'shadow' HRA. The

<sup>12</sup> Albeit that this land is shown to be located outside of the H55 red line boundary.



report prepared by ECOSA (and appended to these representations) concluded the following:

*'The screening stage of the shadow Habitats Regulation Assessment concluded that there would be a likely significant effect as a result of the proposals on European sites within the Zone of Influence of the proposals when considered both alone or in combination with other plans or projects. Therefore, an Appropriate Assessment was required in order to determine whether the proposals would have an effect on the integrity of these sites.*

*Following the incorporation of appropriate mitigation, including creation of a new Ecological Enhancement Area, financial contributions to the Solent Bird Aware strategy and implementation of pollution control measures it has been concluded that there would be no adverse impact on site integrity either alone or in-combination with other plans or projects on the Solent and Southampton Water SPA/Ramsar site, Portsmouth Harbour SPA/Ramsar site, Solent Maritime SAC and Solent and Dorset Coast SPA.'*

54. It is also noted that the officer report (including those comments made by the Council's ecologist) did not consider that the application should be refused due to HRA issues.

#### Conclusions on Policy H54

55. To conclude on the H54 Policy, PHSC support the principle of the allocation but not the current drafting, which fails the soundness tests in respect of: not being positively prepared, not being justified nor consistent with national policy. However, in the Company's view the Policy could be made sound through a number of changes. For ease of reference PHSC has suggested alternative policy text for the H54 site. This is provided at **Appendix 22**.

## **CLIMATE CHANGE**

### **Strategic Policy CC1: Climate Change**

56. PHSC previous comments made in response to Policy CC1 still stand. However, it is noted that Criterion e) now makes reference to the exceedance of Building Regulation requirements. It is assumed that this new element of the Policy is referring to the Optional Building Regulations. If this is the intention of the Policy, the Policy working should confirm / clarify this.

## **NATURAL ENVIRONMENT**

### **Policy NE2: Biodiversity Net Gain**

57. PHSC's previous comments made in response to Policy NE2 still stand. However, Persimmon has a further comment to make in respect of this Policy with regards to the 10% Biodiversity Net Gain (BNG) requirement.
58. Paragraph 174 of the NPPF states that:

*‘Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*.... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;’ (PHSC’s emphasis)*

59. The NPPF does not, however, require ‘at least 10% net gain’. This provision is set out in the Environment Bill which has not yet received royal assent. Once the Bill becomes law, all Councils will be required to seek at least 10% BNG as part of planning applications.
60. Until such time as the Environment Bill becomes law, it is not appropriate for the Policy NE2 to specify the percentage BNG net gain. Instead, the amount should be determined through negotiation between an applicant, the Council and Natural England (where appropriate).
61. It is recognised, however, that the Environment Bill is relatively well progressed and may become law in the not too distant future. As such, the Policy should be redrafted so that at least 10% BNG (or whatever percentage eventually materialises through the Bill) will only be required once the Bill has become law (taking into account any transitional arrangements that may be set out in the emerging legislation).
62. It is also noted that Paragraph 6.30 of the supporting text to Policy NE2 states that the Policy will not apply to land contained within the Welborne Plan. As indicated above, once the Environment Bill becomes law all planning application will be required to achieve this required BNG increase. There are no provisions in the Bill to exempt sites (including Welborne) from this requirement. As such, Paragraph 9.30 should be deleted from the RLP.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

63. PHSC’s previous comments made in response to Policy NE2 still stand. However, the Company has a further comment to make in respect of this Policy with regards to Criterion c).
64. This element of the Policy requires that ‘*A suitable replacement habitat is provided on a like for like basis broadly close to the site*’ the Council’s evidence for this assertion is absent. Indeed as set out in legal advice commissioned by Havant Borough Council (see **Appendix 23**) in respect of its Warblington Farm bird mitigation proposal, it is only necessary for replacement habitat to mitigate the same population of bird species. Redrafting of this Policy is therefore required that takes into account the advice provided above.
65. It is also questioned whether it is appropriate for the Council to show the Solent Wader and Brent Goose Sites on the RLP Policies Map. The Council will be aware that Bird Aware Solent maintain a GIS database of the Wader and Brent Goose sites on their website<sup>13</sup>, and these sites are subject to relatively frequent change. By showing the Solent Wader and Brent Goose Sites on its Policies Map, the Map will quickly become dated, and could become

<sup>13</sup> <https://solentwbgs.wordpress.com/page-2/>

misleading. It is PHSC's recommendation therefore that the Solent Wader and Brent Goose Sites are deleted from the RLP Policies Map.

#### **Policy NE8: Air Quality**

8. Persimmon Homes acknowledges the national direction of travel with regards to Electric Vehicles (EVs) and role they can play in addressing climate change issues. However, the Company would welcome further elaboration in the supporting text or policy regarding the specification of changing points, particularly with regards to expected power output / capacity.
9. There are practical issues (and potentially unintended consequences) with regards to site design that may arise through the implementation of this policy (including in relation to the retro-fitting of homes). PHSC would highlight that the Government currently provides a 75% subsidy to homeowners towards the cost of installing EV charging points. However, this subsidy is only available to properties that have on-plot parking. This should be considered by the Council in terms how parking should be accommodated in developments, as frontage on-plot parking is preferable in terms of the subsidy (as opposed to shared rear parking courts which are often favoured by Fareham Council). The Council should be aware of the potential design implications of this element of Policy NE8.
10. The Council should also be aware that as EV charging infrastructure become more prevalent in new developments, and the take up of EVs increases over time, the cumulative energy demands of said development will increase considerably therefore necessitating the provision of additional sub-stations as part of development that would otherwise not be required. It is unclear whether this has been factored into the Council Local Plan viability assessment.

#### **Policy NE10: Protection and Provision of Open Space**

11. The Council has proposed some additional wording to Policy NE10 as show below:

*'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 '*

12. The word 'clearly' introduces a significantly degree of subjectivity into the policy which is unnecessary and will ultimately make interpretation of the Policy more difficult for the decision-maker and applicants alike. It is PHSC's recommendation therefore that the word 'clearly' be deleted from the NE10 policy wording.



#### **4: OMMISION SITES**

13. PHSC's representations on the previous Regulation 19 Plan, highlighted six site that are being promoted by Persimmon on the periphery of Stubbington that were not selected for allocation in the draft Plan. With regards to the Land at Oakcroft Lane site (Site 6 in PHSC's previous representations), the Council has now identified this site for housing allocation (see above commentary on Policy H54). However, with regards to the other five sites listed in Table 5 below, the Council has opted not to take these site forward in the RLP. This is extremely disappointing in the context of the housing pressures evident in Fareham Borough.

*Table 5: Persimmon Homes' Omission Sites*

Site Number	Address	Gross Area Acres (Hectares)	Site Capacity Estimate*
1	Land East of Burnt House Lane, Stubbington	23.53 (9.52)	240 - 320
2	Land West of Peak Lane, Stubbington	46.25 (18.72)	TBC
3	Land North of Titchfield Road, Stubbington	4.83 (1.95)	40 - 50
4	Land South of Titchfield Road, Stubbington	2.78 (1.12)	10 - 30
5	Land West of Cuckoo Lane, Stubbington	52.76 (21.35)	150-200
<b>Total</b>		<b>130.15 (53.08)</b>	<b>440 - 600</b>

\*Based on net developable area, not gross area.

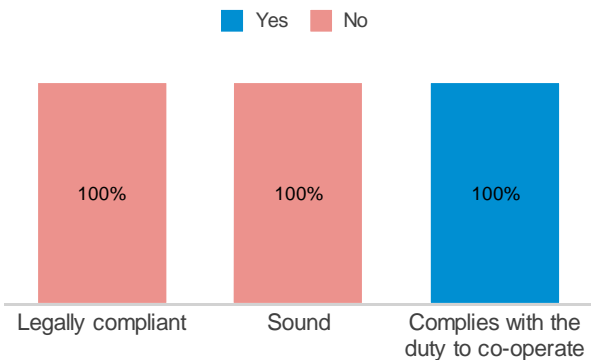
14. It is noted that despite the Council revisiting a number of sites in the SHELAA, its conclusion with respect to the PHSC sites listed in Table 5 have not changed. As such the comments set out in PHSC previous reps still stand.
15. It is Persimmon view, **in light of the extensive unmet LHN and unmet sub-regional housing need more generally, the RLP is not currently sound. However, as highlighted above, the Plan could be made sound through consideration of omission sites (including those listed in Table 5) through the examination process and subsequent modification to the Plan.**

# Paragraph | Habitats Regulation Assessment (HRA)

## 1 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	1	1	1
Yes	0 0%	0 0%	1 100%
No	1 100%	1 100%	0 0%



### Respondent: Ms Amy Robjohns (196-53948)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	Yes

### **Please provide details you have to support your answers a...**

Developing the strategic gap by Stubbington means reducing the amount of alternative open spaces for people to use. This is not good, especially given the high levels of disturbance already negatively impacting the internationally important intertidal areas. It is worth noting that ALL of Fareham's beaches and intertidal areas are internationally important and the current mitigation strategy doesn't go far enough. It's time that these beaches stopped being treated like amenity beaches. The current SRMS talks about "preventing a net increase" in disturbance but I fail to see how that can be achieved or monitored well, as there are already high levels of disturbance especially in Fareham all year round. I am in discussions with BirdAware to try and improve the strategy - as a starting point it needs to recognise the importance of breeding and migrating birds which are included on the SPA. The HRA also fails to note that Common Terns, for example, use the SPA when migrating (e.g. once the chicks have fledged) and are thus vulnerable to disturbance in the same way as overwintering birds. The European protected areas were designed with the need to protect species at each state of their life cycle/migration which includes post-breeding flocks on beaches! This is currently not recognised in Hampshire despite the data available to show which areas are favoured by terns and Mediterranean Gulls. Fareham's beaches (e.g. Meonshore, Hill Head & Brownwich) are sites favoured by these species once they have finished breeding. The HRA doesn't consider this (and worryingly nor does the SSSI citation) but it is important. The HRA appears to be trying to use Wetland Bird Survey data to talk about breeding terns and gulls, which is not good as there will be more detailed data available. Counting terns and gulls during the Wetland Bird Survey counts is optional as there are better surveys and monitoring specifically designed for these species. I disagree the enough is being done to mitigate the negative impacts of recreational disturbance. It is a big problem now, and before more development takes place in the Solent, there needs to be more work done that leads to a significant drop in current levels of disturbance including in Fareham. It's high time that these international designations were taken seriously and that these beaches stopped being treated or advertised as "amenity" beaches. FBC's website talks a lot about beaches but doesn't inform people that they are not amenity beaches. Simply relying on a small team of rangers to talk to people across the whole of the Solent (a vast area) for a few months each year is not going to have a big enough impact. Conservation of these internationally important areas is failing and that is not acceptable. Every time I visit my local seafront to monitor the birds using the beach there are varying amounts of recreational disturbance. I do not go onto the beach and watch from a distance so that I am not disturbing the birds. It is not acceptable for there to be days like the August bank holiday in 2019 when the beaches were packed full of people as soon as the tide started dropping, and migrating birds were unable to use the beach. The terns were not settling and didn't make use of Titchfield Haven NNR which is near by because they use the beach to roost. I watched them flying around wanting to roost but there was nowhere for them to go. In the winter months you often see Brent Geese, for example, sat on the sea waiting for the beach to empty due to numbers of walkers and dogs, or watch them flying from one end of the beach to the other, again people of avoidable recreational disturbance. Finally, the Stubbington strategic gap is included on the Wader and Brent Goose Strategy but classed as "low use". This is hardly surprising given how much the area is used for recreation. In addition, the management of the site has an impact on its suitability for wading birds and wildfowl. Better management of the whole site would likely lead to an increase of target species. Lapwing used to breed there! It does support Golden Plover, Snipe, Lapwing and other species, and used to be better.

### **What modification(s) is necessary to make the Revised Pub...**

The Solent Mitigation Recreation Strategy is not currently good enough to prevent negative impacts relating to more houses and people, and increased pressures facing the internationally important areas. It is also not good enough to only talk about a "no net increase" as disturbance needs to decrease now. You cannot conclude that this strategy will mean further developments won't have a negative impact or lead to more disturbance.

### **How would the modification(s) you propose make the Revise...**

see above

### **Your suggested revised wording of any policy or text:**

see above

### **If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session



*Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

*Enquiries to* Neil Massie

*My reference* FBCLPReg19

*Direct Line*

*Your reference* Reg19Consultation

*Date* 29 July 2021

*Email*

Sent by email to: [PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)

**For the attention of Gayle Wootton**

Dear Sir,

Thank you for consulting the County Council on the Revised Publication Local Plan (Regulation 19 consultation). This response is provided in the County Council's capacity as the local highway authority, local education authority, lead local flood authority and the minerals and waste planning authority.

### **Local Highway Authority**

The County Council is the local highway authority (LHA) for all roads in Hampshire, except for motorways and trunk roads, and this response is concerned with the potential highway and transportation impacts of the land use proposals set out by the Borough Council on the local road network. The County Council's primary concern as local highway authority is the efficient use, management and maintenance of the local highway network. Ensuring that all new development mitigates its impact on the Hampshire network is the function of the local highway authority.

The LHA submitted comments in December 2017 and February 2020 in response to the Draft Local Plan Regulation 18 consultations, and more recently in December 2020 in response to the Regulation 19 consultation. These comments remain valid and should be considered in conjunction with this response.

**Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI**

The LHA's comments in response to the changes proposed in the Revised Publication Local Plan (June 2021) are set out below.

## **Transport Assessment**

The strategic transport assessment (TA) evidence base for this consultation is the September 2020 version submitted as part of the evidence base for the Publication Plan consultation in November 2020. Before the publication of the TA there were several changes to the growth scenarios which have resulted in alterations to the number and location of the development sites. These changes are reflected in the previous consultations on the draft local plan.

The SRTM Modelling report (May 2020) and TA use the growth scenario and housing number of 12,169 dwellings which includes the two proposed Strategic Growth Areas (SGAs). This housing number with the SGA proposals represents the growth scenario with the highest housing number and was not proposed in any of the versions of the draft local plan. The growth scenario in the Publication Plan (2020) represents the lowest housing number of 8,389 dwellings. Whereas the growth scenario in this Revised Publication Plan (2021) is 10,594 dwellings.

The SRTM modelling report (May 2020) sets out the Baseline, the Do Minimum (with local plan development) scenario and the Do Something (with mitigation) model runs. As the proposed Strategic Growth Areas were included in the Do Minimum scenario the strategic modelling used a higher housing number than is currently proposed in the June 2021 Revised Publication Plan. A Technical Note (2021) in support of the Revised Publication Plan was produced to provide a high-level assessment of the potential differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. The report concludes in paragraph 4.1.2 that *'Given the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation.'* The report also concedes that *'There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this.'*

The LHA would have preferred to see the results of an additional strategic model run which more accurately assessed the differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. In the absence of such evidence the LHA is unable to form an "evidence led" view of the likely impact of the development scenario presented in the Revised Publication Plan.

The LHA notes that the Revised Publication Local Plan reduces the overall amount of housing development compared to the development scenario in the TA. The reduction is principally as a result of the removal of the formerly proposed SGAs although the level of reduction is offset by new site allocations (e.g. west of Down End and south of Longfield Avenue) and by increases in proposed allocations at a number of other sites

(e.g. Fareham town centre). This means the revised development proposals represent a different development scenario to that tested under the TA. The LHA note that there is no updated evidence to show the impact on the highway network of the development scenario presented in the Revised Publication Local Plan. The consequence of this is that localised impacts of development subject to the plan revisions have not been fully tested. Whilst the LHA do not contend that this makes the plan invalid or undeliverable it will mean there is a risk that some transport issues and the need for additional mitigation will be identified in latter stages of the plan making process and through site specific transport assessments.

## **Development strategy**

The LHA acknowledges that the Revised Publication Local Plan proposes a higher housing need than in the previous draft Publication Plan. This higher housing need is in response to a higher level of housing growth proposed by Government in December 2020. The consequence of a higher housing need is a change to the development strategy with the inclusion of new housing sites and increases in proposed allocations at several other sites.

### South of Fareham Strategic Growth Area

The LHA previously submitted an objection (Regulation 18 consultation in Feb 2020) to the principle of the designation of a South Fareham SGA and the possible detrimental impact on Stubbington bypass resulting from development in the SGA. The Revised Publication Plan proposes a new development strategy which replaces the South of Fareham SGA with two new allocations (HA54 and HA55). The two allocations (HA54 and HA55) are proposed as extensions to the urban area with no direct access on to Stubbington bypass.

The LHA supports the removal of the SGA which straddled Stubbington Bypass and supports new policy HA55e for Land South of Longfield Avenue which states the site should have 'no direct access onto the Stubbington bypass'. This allocation focuses development with access to the north towards Fareham and existing transport and community facilities which will reduce the potential impact on the local highway network around Stubbington. For these reasons the LHA removes the previous objection to the SGA and is content with the change in the development strategy and new policy wording.

However, through the next stages of the plan making process and site-specific transport assessments the LHA will need to be reassured that the edge of town allocations HA54 and HA55 will not impact the local highway network including Stubbington Bypass and that any impact on the network can be adequately mitigated. In this way the LHA will be able to make an informed and evidence-led decision on the scale of impact on Stubbington Bypass.

## Edge of town sites replacing Strategic Growth Areas

The LHA acknowledges that the SGAs (totalling 2,150 houses) have been replaced with 3 new housing site allocations on the edge of the built-up areas (totalling 1,980 houses). In the case of the North of Fareham SGA this has in effect been replaced with a new allocation HA56 Downend Road West which together with the existing HA4 Downend Road East allocation (of 350 houses) totals 900 houses. The South of Fareham SGA has been replaced with new allocations HA55 South of Longfield Avenue on the southern edge of Fareham and HA54 East of Crofton Cemetery on the northern edge of Stubbington which together total 1,430 houses.

This development strategy assumes that the new allocations on the edge of town will have easy access to existing facilities with the opportunity to use sustainable and active travel modes. To achieve this aspiration requires a master-planning approach to the individual sites which considers the location of existing facilities and the integration of existing non-car infrastructure (e.g. bus/cycle/pedestrian routes) with the new on-site infrastructure in order to improve accessibility for all and provide travel choice without the need to use the car. This is the opportunity to provide good quality cycle infrastructure which encourages cycling for the short trips which would otherwise be made by car.

Site-specific TAs will be required at the planning application stage to fully assess the impact of the edge of town development sites and to apply the sequential approach to assessing the mitigation measures required starting with active travel and public transport options before considering highway capacity options as set out in amended policy TIN2 Highway Safety and road network.

## **Development allocations**

### **HA54 Land east of Crofton cemetery**

This is a new housing site allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas. The HA54 policy text is vague and does not mention the requirement for cycle and walking connections to the site.

The LHA recommend that new policy text is added to specifically refer to the requirement: for walking and cycling routes from the site to existing local shops, Fareham and Stubbington village.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **HA55 Land south of Longfield avenue**

This is a new housing allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The HA55f text for walking and cycling provision in policy is unclear and muddled and does not refer to the cycle routes. The LHA recommend that new policy text is added to specifically refer to: the provision of cycle routes from the site to key destinations including the existing local shops, Fareham railway station and Stubbington village.

The LHA recommends that HA55j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport and ensure the site can be accessed by non-car modes.

## **HA56 Land west of Downend**

This is a new housing site allocation which previously formed part of the North Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The LHA recommends that HA56j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 transport corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **Policy TIN1 sustainable transport**

The LHA supports the amendments to this policy. In addition, the LHA recommend that the supporting text should add that: new cycle routes within and off-site should comply with the latest DfT cycle design guidance LTN 1/20 and should include improvements to existing cycle routes where the existing provision is substandard.

## **TIN2 Highway Safety and road network**

The LHA supports the policy amendment and supporting text to reflect the sequential approach to assessing the mitigation measures required for a development site.



This sequential approach should also be applied to the highway mitigation schemes identified in the TA and listed in paragraph 10.15. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the Government's new policy agenda on decarbonising transport and the County Council's emerging Local Transport Plan 4.

The LHA supports the amendment to paragraph 10.16 which recognises that the Parkway/Leafy Lane junction identified in the Strategic Transport Assessment does not warrant a mitigation scheme for increased junction capacity but a scheme more in line with its traffic management role in a residential area.

### **Bus Rapid Transit - Policy TIN3 Safeguarded Routes**

The LHA supports the new supporting text in paragraph 10.24 which now refers to the future extensions of the SEHRT.

### **Climate and Air quality**

In view of the newly released government Transport decarbonisation plan (14 July 2021) and the emerging Hampshire Local Transport Plan 4 the LHA wishes to be reassured that Fareham Borough Council is satisfied that the Revised Publication Plan goes far enough in supporting the Government and County Council's policies on climate change that have been announced during the local plan preparation process.

This is in respect of Hampshire County Council's adopted climate change strategy (July 2020) and targets to be carbon neutral by 2050 and resilient to a two degree rise in temperature. For Hampshire to meet these targets, which are in line with Government legal requirements, land-use planning and transport policies at the local district level need to play a strong role and are likely to be most effective at the plan making stage.

The Revised Publication Plan identifies road transport emissions as the main source of air pollution therefore given the connection between road transport, local plan allocations, air quality and health, the LHA recommend that there needs to be cross-referencing on air quality within the Climate, Natural Environment and Transport chapters to reinforce the message.

### **Lead Local Flood Authority**

The County Council is pleased to note the inclusion of Strategic Policy number 11 which explains how the Fareham Borough Council plans to respond to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion. The County Council also notes that policies CC1 and CC2 which set out the use of Strategic Flood Risk Assessments, sequential testing, the use of green/blue infrastructure and Sustainable Drainage Systems. Additionally, the County Council notes that Flood Risk Maps have been consulted for each of the sites in the plan.

However, the Local Plan does not mention whether Hampshire County Council's Local Flood and Water Management Strategy has been consulted, and it would obviously be beneficial for the borough council to be aware of the Hampshire wide strategy for flood risk. The County Council would recommend that that the strategy be referenced in the local plan, with the suggested wording set out as follows: 'This policy has been written in line with the principles of the [Lead Local Flood Authority for Hampshire's Local Flood and Water Management Strategy](#).

### **Minerals and Waste Planning Authority**

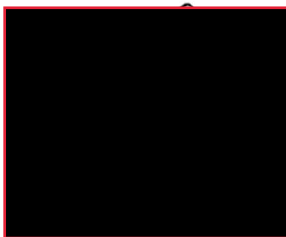
The County Council is pleased to note the requirement for a Mineral Assessment as part of a development and employment site allocation has been included in the local plan. However, the County Council provides the following minor technical comment on the latest version of the Local Plan.

In relation to Policy E3: Swordfish Business Park, it has been identified that this particular site does not lie within Hampshire County Council's Minerals Consultation Area, and so neither a Mineral Assessment nor Mineral extraction need to be considered for development in this area, as noted under section m) of this policy.

The County Council however reaffirms that the other allocated employment site also on the Daedalus site, Policy E2: Faraday Business Park, is within Hampshire County Council's Minerals Consultation Area and so should keep its wording surrounding Mineral extraction, which has been added under section m) of this allocation.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact Neil Massie on 0370 779 2113 who provides the coordinating role for the County Council on Local Plan responses.

Yours faithfully,



Stuart Jarvis  
Director of Economy, Transport and Environment



## Regulation 19 – Submission Draft

Project:	Land west of Downend Rd, Portchester	Date:	28 July 2021
Subject:	Fareham Local Plan	Reference:	249501F

### Representation made to Fareham's Draft Local Plan 2037

Formal submission of representation will be made on 28 July via email to Fareham Borough Council.

### Response to consultation form

#### A1. Is an agent appointed:

Yes: ☒

No: ☐

#### A2. Please provide your details:

Title: c/o agent  
First name:  
Last name:  
Job title:  
Organisation: Miller Homes  
Address:  
Postcode:  
Telephone number:  
Email address:

#### A3. Please provide the Agent's details:

Title: Mrs  
First name: Lindsay  
Last name: Goodyear  
Job title: Associate Director  
Organisation: Terence O'Rourke Ltd  
Address:  
Postcode:  
Telephone number:  
Email address:





**B1. Which part of the Local Plan is this representation about?**

<input type="text"/>	Paragraph (B1a)
<input type="text" value="NE8"/>	Policy (B1b)
<input type="text"/>	Policies map (B1c)

**B1a Which paragraph?**

n/a

**B1b Which policy?**

NE8: Air Quality

**B1c Which part of the policies map?**

n/a

**B2. Do you think the Publication Local Plan is:**

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

**B3. Please provide detail you have to support your answers above**

Policy NE8 needs to retain more flexibility to ensure it is effective as technology advances in regard to the charging of plug-in and other ultra-low emission vehicles.

Instead of providing the charging point for each dwelling with off-street parking, the policy could require developers to enable dwellings to be future proofed (by providing associated wiring / ducting and connections) to enable its instalment if required in the future. This is compliant with the NPPF 107(e) which requires development to 'enable' charging facilities.

Furthermore, NE8 is too unnecessarily onerous by requiring fast charging infrastructure to be provided for parking areas serving 10 or more dwellings. Fast charging facilities are normally associated with public parking areas where the duration of stay is short, delivering an 80% charge within 20-30 minutes. Fast charging facilities however carry a very substantial installation cost. For shared residential parking areas, this specification of charging infrastructure is wholly unnecessary and onerous. A 'Fast' charge facility delivers 80% charge in 6 hours and is appropriate for residential parking where vehicles will generally be in situ for longer periods of time.

The Policy should be less specific in terms of the specification of charging infrastructure to enable an appropriate strategy for each site to be developed and

delivered, taking account of the technology available at that time and the specifics of the development site.



**B4a. What modification(s) is necessary to make the Local Plan legally compliant and or sound?**

Please refer to the detailed response at B3 above.

The policy should be less onerous and specific in relation to the standard and specification of charging facilities to be provided for shared parking areas.

The sub-text of the policy (9.117) should be specific about those developments that will require a detailed Travel Plan to be produced, it is suggested by referring to the Hampshire County Council thresholds.

**B4b. How would the modification(s) you propose make the Local Plan legally compliant or sound?**

Please refer to the detailed response at B3 above.

**B4c. Your suggested revised working of any policy or text:**

a) Provides for the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations as follows:

- Enable the future installation of one EV charging point installation per residential dwelling with off- street parking; and,
- Provide EV charging facilities in shared parking areas per 10 residential dwellings or 1,000m<sup>2</sup> of commercial or leisure floorspace in line with a strategy to be agreed with the Council; and

**B5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?**

Yes: ☒

No: ☐

**B5a. Please outline in the box below why you consider it necessary to take part in the hearing session(s):**

Miller Homes should be provided with an opportunity to participate at the hearing part of the examination. The issues raised in regard to the soundness of the Draft Local Plan, in the submitted representation, require detailed examination before an independent inspector.

**Fareham Local Plan:  
Revised Publication Plan Consultation (July 2021)**

**Representations by Persimmon Homes (South Coast)**

**July 2021**

## **1. INTRODUCTION**

1. Persimmon Homes (South Coast) (PHSC) welcomes the opportunity to comment on the Revised Fareham Draft Local Plan 2036 (Regulation 19: Publication draft) (RLP).
2. Persimmon Homes commented on an earlier Regulation 19 Publication draft of the Fareham Plan in March 2019. A copy of these comments are attached to these representations (see **Appendix 1**) and should be read alongside this Statement.
3. For brevity, given our response to the previous Regulation 19 Plan, we have sought to limit our comments to those elements of the draft Plan that are new. However, in the case of Policies H1, HP4 we have updated our previous comments so the content of these representations should be viewed as superseding those made previously. With regards to Policies DS2, CC1, NE2 and NE5, PHSC's comments made on the previous Regulation 19 plan still stand, but additional commentary on these policies is also provided in these representations.
4. The structure of these representation is as follows: Section 2 discusses the legal requirements of the RLP, and Section 3 sets out PHSC's response to the soundness of the Plan with reference to the tests set out in the NPPF. Persimmon has a number of sites within Fareham Borough that it is promoting for residential development. These including Land east of Crofton Cemetery and west of Peak Lane (formerly referred to by the Council as Oakcroft Lane, Stubbington), which is now proposed for allocation. This site is discussed under Section 3 of these representations. Persimmon Homes is also promoting five other 'omission sites', which are discussed in detail under Section 4 of these representations (and under Section 4 of our previous representations). PHSC's omission sites are listed below for ease of reference:
  - Land East of Burnt House Lane, Stubbington
  - Land West of Peak Lane, Stubbington
  - Land North of Titchfield Road, Stubbington
  - Land South of Titchfield Road, Stubbington
  - Land West of Cuckoo Lane, Stubbington

## **2. REVISED LOCAL PLAN LEGAL REQUIREMENTS**

### **DUTY TO COOPERATE**

5. Section 33A of the Planning & Compulsory Purchase Act 2004 (as amended) requires local planning authorities (LPAs) to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters, including housing. The DtC legislation sets out the process for such engagement, but does not require that agreement is reached between parties on DtC issues. As such, based on the Council's Statement of compliance with the Duty to Co-operate (September 2020) it is considered that the legal requirement of the DtC has been met.
6. However, as detailed later in the Housing Need and Supply Section of these representations, the requirement to plan for sufficient housing, including the unmet housing needs of neighbouring authorities is also a soundness issue in respect of ensuring that local plan has been positively prepared (i.e. NPPF soundness test a)).

### **SUSTAINABILITY APPRAISAL (SA)**

7. The Council has commissioned a focused update of the emerging Local Plan's SA that takes into account the changes made to the Plan since the previous Regulation 19 draft Local Plan consultation in 2020. Given the changes to the RLP, this is considered necessary from a legal perspective, so the SA update is welcomed by Persimmon.

### **CLIMATE CHANGE**

8. Planning for climate change is a legal requirement under the Climate Change Act 2008 (see also Paragraph 153 of the NPPF). The issues associated with Climate Change are many, but it is PHSC's view that the RLP has provided policies that will address such issues (although in some instances we have recommended changes to policy wording). The Plan also includes a specific policy on climate change (Strategic Policy CC1). As such, in PHSC's view, the Council has discharged its legal duties for Plan-making with regards to climate change.

### **HABITATS REGULATION ASSESSMENT (HRA)**

9. The Council has commissioned a focused update of the emerging Local Plan HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. Given the changes to the RLP, this is considered necessary from a legal perspective, so the HRA update is welcomed.
10. With regards to PHSC's land interests in the Borough, the Council has resolved to allocate the site: Land east of Crofton Cemetery and west of Peak Lane (Policy H54) for housing development. The conclusion of the HRA in respect of this site is set out in detail under the detailed policy commentary on the H54 Policy.



### **3: SOUNDNESS ASSESSMENT OF REVISED LOCAL PLAN POLICIES**

#### **DEVELOPMENT STRATEGY**

##### **Strategic Policy DS2: Development in Strategic Gaps**

8. Whilst our comments made towards the previous Regulation 19 Plan in respect of the Fareham-Stubbington Gap and the Meon Strategic Gaps are still relevant, it is pleasing to see that the Council is again considering some growth in the Fareham-Stubbington Gap area (see Policies H45 and H55), despite it no longer progressing the Strategic Growth Area (SGA) concept first mooted in the March 2020 Regulation 18 Fareham Draft Local Plan 2036 Supplement<sup>1</sup>.
9. However, as set out below in Section 4 of these representations (and in PHSC's previous representations), the Persimmon is of the view that the Council has not gone far enough in terms of assessing whether further development could come forward within these extensive Gap areas, particularly in light of the significant housing needs for the Borough and the extensive unmet needs of neighbouring LPAs as discussed later in this Statement.

#### **HOUSING NEED AND SUPPLY**

##### **Strategic Policy H1 Housing Provision**

10. A key driver for the Council undertaking this additional Regulation 19 consultation is because it is now applying the correct Standardised Methodology Local Housing Need (LHN) figures (as opposed to the draft Standardised Methodology that was consulted on by Government in August 2020 but subsequently dropped). This change of approach is welcomed and indeed necessary if the Council's RLP is to be found sound at examination. By applying the correct Methodology, the Council's LHN has increased from 403 dpa (as per the previous Regulation 19 Plan) to 541 dpa. A consequence of this change is that the Council has needed to find additional supply sites to meet its housing needs.

##### *RLP Plan Period*

8. As set out in the Council's 2021 Local Development Scheme, an allowance of approximately nine months has been made for the examination of the RLP with adoption estimated for Autumn/Winter 2022. However, in PHSC's experience, and given the shortcoming of the Plan set out in these representations, it is considered likely that the Plan will not be adopted until year 2022/23. Should this be the case, it will be necessary for the Council to extend the Plan period by a further year so the requisite 15 years is covered as is required by national planning policy (NPPF Paragraph 22).

##### *Sub-regional Unmet Housing Needs*

9. As set out in Paragraph: 010 Reference ID: 2a-010-20201216 of the Planning Practice Guidance (PPG), LHN is the 'minimum starting point' for determining a Local Plan's housing requirement. Councils are required to consider other factors, for example unmet needs from neighbouring LPAs that may necessitate an uplift to LHN.

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<sup>1</sup> As confirmed in this draft Plan (Paragraph 3.8), the SGA concept was proposed as a means of meeting unmet need in the sub-region.

10. In the regard, it is noted that the RLP proposes to add 900 homes to LHN to arrive at housing requirement of 9,556 across the plan period 2021-37 (which is equivalent to an average of 597 dpa). This increase represents a c.10% increase on LHN. When this is considered against the significant housing shortfall across the Partnership for South Hampshire (PfSH) sub-region, it is clear that the Council's proposed uplift is woefully inadequate. Table 1 below provides an indication of the extent of unmet across the sub-region.

*Table 1: Comparison of housing need and supply and extent of sub-regional housing shortfall 2020 – 2036*

Local Authority	Annual Housing Need	Total housing need 2020 –	Supply = Commitments,	Shortfall/surplus
	using Standard Method (dpa)	2036	local plan allocations + windfall estimate	
East Hants (part)	112	1,792	1,169	-623
Eastleigh	694	11,104	8,335	-2,769
Fareham	514	8,224	6,550 <sup>26</sup>	-1,674
Gosport	344	5,504	2,919	-2,585
Havant	504	8,064	8,822	+758
New Forest	785	12,560	10,035	-2,525
Portsmouth	854	13,664	12,995	-669
Southampton	1,002	16,032	12,904	-3,128
Test Valley (part)	181	2,896	3,135	+239
Winchester (part)	235	3,760	5,986	+2,226
Total	5,225	83,600	72,850	-10,750

Source: Report to the Partnership for South Hampshire Joint Committee, 30 September 2020: Statement of Common Ground – Revision and Update (Table 4: Comparison of housing need and supply 2020 – 2036)<sup>2</sup>

11. As Table 1 demonstrates, as at September 2020, the shortfall in housing across the PfSH area equates to nearly 11,000 homes. However, since this assessment was undertaken, due to changes in the Standard Methodology (which include a 'city uplift'), the LHN figure Southampton has increased to 1,389 dpa (equivalent to an additional 315 dpa). This is a significant rise in LHN for Southampton Cit. In light of Table 1 above, without a commensurate and significant increase in supply in Southampton City (which is considered unlikely) the sub-regional shortfall is likely to have increased. The negative impact on housing delivery as a result of COVID-19 and challenges presented by nitrate neutrality issues in the Solent area is also likely to have further exacerbated the sub-regional shortfall.

<sup>2</sup> <https://www.push.gov.uk/wp-content/uploads/2020/09/Item-8-Statement-of-Common-Ground-Update-30.09.20.pdf>

12. The Council will be aware that Fareham Borough straddles both the Southampton (Western) Housing Market Area (HMA) and the Portsmouth (Eastern) HMA<sup>3</sup> and therefore has a vital role to play in terms of addressing housing needs of other LPAs given its relatively unconstrained nature, strong land availability and its strategic transport links to the major cities in the Solent sub-region.
13. Focussing on the Portsmouth HMA, which includes key settlements of Fareham, Stubbington and Portchester, it is noted that in the 2019 Regulation 19 Havant Borough Local Plan that Havant Council was previously intending to accommodate around 1,000 dwellings of the sub-regional unmet need. However, as shown in the current Submission draft Plan, which is currently the subject of examination<sup>4</sup>, Havant is no longer seeking to meet any of the sub-region's unmet needs. Turning to Gosport Borough, which is a highly constrained authority with limited land available to accommodate growth, it is understood this Council has not yet made a formal request to Fareham Council to take any of its unmet. However, this does not mean that unmet in Gosport does not exist. Anecdotally, it is understood that the unmet housing needs in Gosport Borough are likely to be in region of 2,000 dwellings. Given that only a relatively small part of East Hampshire and Winchester Districts fall within the Portsmouth HMA, the scope for these LPAs to accommodate growth in this part of the Solent sub-region is curtailed.
14. With regards to Portsmouth, where the issue of unmet need is most acute, it is noted that the City Council published a Regulation 18 draft of the Plan for consideration by its Cabinet members meeting on 27<sup>th</sup> July 2021<sup>5</sup>. As shown in Table 2 of the draft Plan, Portsmouth City Council (PCC) has identified a 1,000 home unmet need that is required to be accommodated elsewhere. However, if one delves deeper into the supply sites set out in the emerging Portsmouth Plan, it is clear that there are a number of strategic sites in Portsmouth that are unlikely to come forward within the Plan period (or at least unlikely to deliver at the anticipated rates set out in the Plan).
15. PHSC's concern with regards to Portsmouth supply is largely concerned with the development proposals for the City Centre area (4,605 dwellings) (see Portsmouth Plan Policy S1) due to viability issues, existing uses and multiple ownership (see Paragraphs 7.1.14 of the emerging Portsmouth Plan where some of these delivery issues are detailed). Persimmon's concerns are also levelled at key parts of the Tipner area (see Portsmouth Plan Policy S2), in particular the Tipner West site (also known as Lennox Point), which is proposed to deliver in excess of 3,500 new homes<sup>6</sup>. With regards to Tipner West, as shown at **Appendix 2**, the site is adjacent to national and international ecological designations including the Portsmouth Harbour Ramsar site, Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA).

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<sup>3</sup> This area includes Portsmouth City Council, Havant Borough Council, Gosport Borough Council and parts of Fareham, Winchester and East Hampshire.

<sup>4</sup> The Submission Havant Borough Plan can be viewed by following this link:

<https://cdn.havant.gov.uk/public/documents/CD01%20Submission%20Local%20Plan%20Format%20Update%20June%202021.pdf>

<sup>5</sup> The Regulation 18 Portsmouth Plan can be viewed by following this link

<https://democracy.portsmouth.gov.uk/documents/s31724/Draft%20Portsmouth%20Plan%20-%20Appendix%20A%20-%20Draft%20Reg%20A.pdf>. Tipner

<sup>6</sup> The Tipner West development proposals are detailed on the Council's dedicated webpage that can viewed by following this link: <https://lennoxpoint.com/>

However, to make the ecological impact of this site worse still, the Council is proposing land reclamation that will effectively 'eat' into these designations. The site should not therefore be classed as suitable for development. Viability of the current Tipner West proposals has also not been adequately assessed. Values in Portsmouth are challenging and when combined with the considerable build cost (for example, but not limited to, extensive under-croft parking) and costs associated with the land reclamation and land remediation, the site is unlikely to be viable. When these issues are considered in round the Tipner West site cannot, at this stage, be claimed to be developable. As such, the housing numbers from this site (and the City Centre sites) should not be counted towards PCCs housing requirements. It follows, therefore, that Portsmouth's housing requirement to be reduced accordingly, and this unmet need should then be accommodated elsewhere in the Portsmouth HMA area. In Persimmon's view, Fareham Borough is the most appropriate location for this unmet need to be addressed.

16. It is also noteworthy, as set out in minutes of the above PCC Cabinet meeting, that even the political leaders of Portsmouth Council are not convinced that the Tipner development should/will be brought forward. The Decision summary of the Cabinet meeting (partly reproduced in the bullet points below) in relation to Tipner is telling:

*6. Also believed the target cannot be met without significant impact on the protected habitats that surround Portsmouth. It would be wholly wrong for the Government to unaccountably require the Council to cause environmental harm by over-riding environmental protection legislation.*

*7. Asked therefore the Leader to write to the Government to establish whether the Secretary of State for Housing Communities and Local Government believes the housing target and the necessary associated development in the Tipner-Horsea Island area are of such overriding public interest as to justify the scale of development required and the impacts on the ecology of the Solent Waters.*

17. In light of the above, there is a real danger that the unmet needs in Portsmouth City are being significantly underestimated in the City Plan; potentially to tune of nearly 3,500+ additional homes should Tipner be deemed as undeliverable, and possible nearly 5,000 additional homes should the City Centre sites not come forward as planned. Given that the emerging Fareham Plan (and emerging Havant Plan for that matter) are proceeding in advance of the Portsmouth Plan<sup>7</sup>, it is important that a realistic understanding of unmet needs emanating from the City is established now so that Fareham Borough Council is able to make an appropriate contribution towards meeting such need through this current plan cycle. Should this not occur, and the Fareham Plan proceeds without due regard to the above, there is strong possibility that City's unmet need will be not be addressed due to the misalignment of the respective Local Plan production timetables for these LPAs.
18. To summarise on unmet housing needs relevant to the Fareham RLP; the Council's suggested contribution of 900 homes towards unmet supply is wholly inadequate in the context of

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<sup>7</sup> The Portsmouth LDS (July 2021) (Cabinet Draft) anticipates submission of the City Plan toward in Spring 2022 with adoption towards the end of 2022. A copy of the Portsmouth LDS can be viewed by following this link: <https://democracy.portsmouth.gov.uk/documents/s31717/Local%20Development%20Scheme%20update.pdf>

extensive sub-regional unmet needs across the PFSH area (at least 11,000 homes) and with regards to the Portsmouth HMA as summarised in Table 2 below.

*Table 2: PHSC Analysis of Unmet in the Portsmouth HMA*

	LPA confirmed unmet need	PHSC expected unmet need
Portsmouth City	1,000	3,500 – 8,105
Gosport Borough	TBC	2,000
Havant Borough	0	0
East Hampshire (part)	0	0
Winchester (part)	TBC	TBC
Total	1,000	5,500 – 10,105

19. Whilst the above situation is clearly challenging, it is PHSC's view that **the Fareham RLP can still be found sound with reference to NPPF soundness test a) subject to modifications including the inclusion of additional housing sites to meet sub-regional unmet housing needs.** As such, the above situation should not prevent the Council from submitting the RLP for examination, as it is considered that a pragmatic approach to the examination can be taken whereby omission sites are considered as part of the examination process. This approach has been taken in respect of the Havant Local Plan examination, where the Inspectors have struck an appropriate balance between the need to progress a Local Plan in a timely fashion whilst also recognising that there are deficiencies in terms of housing supply.

#### Further Uplifts to H1 Requirements

20. In addition to our concerns above regarding the Policy H1 Housing Requirement, Councils are advised through national planning policy / guidance to consider whether any adjustments should be made to the LHN figure to account for other factors (alongside DtC issues) such as economic growth and affordable housing provision (which appears to be absent from the RLP). With regards to affordable housing, the Council commissioned a Housing Needs Survey as part of its previous 2020 Regulation 18 consultation draft Plan in 2017. At the time, the Survey suggested that there is a net affordable housing need of 302 dpa, which equates to approximately  $\frac{3}{4}$  of the H1 housing requirement. Whilst the Standard Methodology accounts for affordability (or lack thereof in Fareham's Borough's case), actual affordable housing need indicates that a further uplift to Fareham's LHN may be necessary.

#### Stepped Housing Requirement

21. The H1 Policy Requirement is expressed in the RLP as a stepped housing requirement, which backloads housing delivery towards the latter part of the Plan period. This approach is at odds with the NPPF's objective to boost the supply of housing (see Paragraph 60) and therefore **the RLP is unsound in the context of soundness test b). To remedy this issue, Policy H1 should be expressed as an average requirement; it should not be stepped.**



*RLP Housing Supply: Windfall Allowance*

22. Policy H1 includes an estimated 1,224 windfall dwellings. The Council's Housing Windfall Projections Background Paper (June 2020) does not provide a detailed breakdown of which sites are being considered as windfall. The Council's figures cannot therefore be scrutinised. Until such time as the Council publishes this detail underpinning the windfall allowance, this element of the supply should not be counted towards the Council's housing requirement.

*RLP Housing Supply: Proposed Housing Allocations*

23. Allied to above, a further 3,358 homes are identified on Housing Allocation sites (i.e. sites prefixed with a HA reference in the RLP). However, a number of these sites are rolled forward allocations from the current adopted Local Plan - and in some cases (i.e. HA29 and HA30) are sites that formed part of the Western Wards growth area that was originally identified in the 1970's - but have failed to be delivered. As such, it is questionable whether the Council has properly assessed deliverability / developability of some of the proposed allocation sites comprising its supply. It is advisable therefore that the quantum of housing expected from some of the questionable supply sites should not be counted against the housing requirement in the Plan, and alternative sites (such as those set out in the Omission Sites section of PHSC's representations) should be identified to ensure the Council's housing requirements are met.

*RLP Housing Supply: Welborne*

24. In addition to the above, the deliverability issues associated with Welborne are well documented. The Oakcroft Lane appeal proposal (discussed in greater detail below under Policy H54 below) Statement of Case (May 2021) (SOC) (see **Appendix 3**) that has been prepared by Savills on behalf of Persimmon Homes provides a detailed analysis of the likely delivery timescales of the Welborne site (see SOC Paragraphs 7.18 to 7.45 in particular). Whilst this SOC focusses on the current five year supply period (i.e. 2021/22 to 2025/26), it confirms that first completions at Welborne are unlikely to occur until around year 2024/25 or 2025/26 (as opposed to first completions in 2022/23 as per the Council's trajectory). The consequence of a delay to the start of the site, would mean that the Council's Welborne trajectory would be 'pushed back' further in the Plan Period resulting in further units at being delivered outside of the plan period. This would have the effect of further reducing the Council's housing supply across the plan period. The further reduction in supply should be addressed through the identification of further omission sites to 'plug' this gap.

**Policy HP4 Five-Year Housing Land Supply**

25. With regards to the first Paragraph of this Policy, the Council's has suggested a change of wording that states that a development 'will be' permitted as opposed to 'may be' permitted. This amendment has created a positively worded policy and has removed any potential for ambiguity in its implementation by decision-makers. This is supported by PHSC.
26. With regards to criterion (b) the Policy states that a development should be '...integrated with the neighbouring settlement'. It is unclear whether this mean a physical link between the development and the adjoining settlement or whether that a development should be integrated in design terms. This needs to be clarified.

27. Criterion c) seeks to prevent development in a strategic gap that may significantly affect its integrity. As per our comments in respect of Policy DS2, this is a highly subjective policy criteria that will be challenging to interpret by decision-makers and applicants alike. It is also noted that Policy DS2 sets out different policy requirements with regards to the protection of Strategic Gaps (i.e. proposals should not affect the physical and visual separation of settlements). This has the potential to create an internal conflict within the Plan as it is unclear which policy requirements (either HP4 or DS2) would take precedent where the Council is unable to demonstrate adequate five year supply. It is suggested therefore that the wording for Criterion c) is deleted or replaced with a cross reference to Policy DS2 (including Persimmon's suggested amendments to Policy DS2).

## **HOUSING ALLOCATION POLICIES**

28. The following section address some of the key allocation sites identifies in the RLP.

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

29. This is new Policy in the RLP that identifies a 'Broad Location for Growth' within Fareham Town Centre that is expected to deliver 620 new homes within years 10-16 of the Plan period.
30. The BL1 Policy states that there are a number of sites that form part of the 'Broad Location', including the surface and multi-storey car parks, the police station and bus station offices, Fareham Shopping Centre, Fareham Library, Ferneham Hall and the Civic offices. However, the RLP does not ascribe a capacity to any of these sites, so it is not possible to confirm whether the overall capacity for the BL1 Policy is accurate. It is noted that sites proposed in the previous iteration of the emerging Plan (i.e. FTC1: Palmerstone Car Park and FTC2: Market Quay), which are both located in the BL1 area, were identified as having a combined capacity of 120 dwellings but have now been deleted from the Plan. These FTC sites were originally perceived by the Council as key regeneration sites so their deletion from the RLP casts considerable doubt over whether the other sites in the BL1 area are likely to come forward.
31. Furthermore, given that the RLP anticipates that development within this Broad Location will come forward towards the end of Plan Period (i.e. a developable housing site), in line with the NPPF Glossary, the Council should be satisfied that there is '*a reasonable prospect that [it] will be available and could be viably developed at the point envisaged*'. PHSC has not been able to find any such assessment in the Council's Plan or in the supporting evidence base (including the SHELAA). Indeed, the Policy wording for BL1 seems to indicate the opposite; that viability of re-development in the BL1 area will be very challenging and that many sites may not be available for development due to existing uses / multiple ownerships.
32. Whilst PHSC recognises that Local Plans should be ambitious, they should also be realistic and deliverable. As such, it is Persimmon view that the BL1 site should continue to be identified in the Plan (in order to allow the proposed Town Centre SPD to be brought forward and set the framework for the proposed regeneration proposal of BL1), but any supply for BL1 should be excluded from the RLP plan period supply. The position regarding the BL1 site can then be reassessed as part of the requisite Plan review that will need to take place in 5-years following adoption of the Plan.

#### **Policy HA54: Land east of Crofton Cemetery and west of Peak Lane**

33. Policy HA54 relates to a site located to the north of Stubbington that is controlled by Persimmon Homes.
34. The following section of these representations set out the planning background for the H54 site before providing commentary on the Policy wording and the relevant Local Plan evidence base.

#### H54 Planning Context / Background

35. By way of background, a planning application was submitted by PHSC in March 2019 on the H54 site for development proposals comprising 261 new homes and supporting uses (LPA Application Ref: P/19/0301/FP). This application was refused in August of the same year. The Decision Notice associated with this application is provided at **Appendix 4**.
36. In response to this refusal, PHSC made significant revisions to the 2019 scheme, and submitted a revised planning application in July 2020 for 206 new homes and associated development (LPA Application Ref: P/20/0522/FP). As demonstrated though the Case Officer's Reports to Planning Committee (see **Appendix 5 and 6**), following detailed and extensive technical work and negotiation between the Council and Persimmon Homes, the application was recommended for approval by officers. However, the scheme was subsequently refused by members at Planning Committee in February 2021 (see Decision Notice at **Appendix 7**). For brevity, the key Plans and technical evidence base supporting the 2020 application (and as considered most relevant to the H54 Policy) are listed below and are provided with these representations for ease of reference for the Council and the Inspector(s). However, Persimmon would urge the Council and the Inspector(s) to review the application / appeal proposals information in full<sup>8</sup>.
- Location Plan (**Appendix 8**)
  - Site Layout Plan (**Appendix 9**)
  - Building Heights Plan (**Appendix 10**)
  - Landscape and Visual Impact Assessment (**Appendix 11**)
  - Ecology Management Plan (**Appendix 12**)
  - Shadow Habitat Regulation Assessment (**Appendix 13**)
  - Flood Risk Assessment (**Appendix 14**)
  - Archaeological Written Scheme of Investigation (**Appendix 15**)
  - Archaeological Desk-Based Assessment (**Appendix 16**)
  - Arboricultural Method Statement (**Appendix 17**)
  - Travel Plan (**Appendix 18**)
37. In light of the above, it is Persimmon's strong and considered view that the H54 site is capable of delivering 206 new homes and that application should have been approved by the Council. PHSC has therefore lodged an appeal against this refusal (Appeal Ref:

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<sup>8</sup> A link to the application is as follows:

<http://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/20/0522/FP&uprn=10012131685>



APP/A1720/W/21/3275237). The appeal inquiry date is 19<sup>th</sup> October 2021. Based on the Council's LDS (June 2021), it is likely that the appeal will be decided part way through the RLP examination. It is suggested, therefore, that the Planning Status section of the H54 Policy should make reference to the live appeal.

38. Following the refusal of the revised the 2020 application, the Council published an updated version of its Regulation 19 Local Plan in June 2021 (which is the subject of these representations). The 2021 Regulation 19 Plan identified Persimmon's site as a housing allocation (Policy H54: Land east of Crofton Cemetery and west of Peak Lane) for 180 new homes. Without prejudice to the comments set out in these representations (and PHSC's appeal case), the Company has submitted a revised planning application for 180 dwellings, which aligns with the site capacity set out in the emerging H54 Policy. However, for the avoidance of doubt, PHSC remain firmly of the view that the site is capable of delivering a minimum of 206 new homes.

#### H54 Policy and Relevant Local Plan Evidence Base

##### *SHELAA*

39. Persimmon strongly supports the allocation of the H54 site in the emerging Local Plan, and welcomes the Council's acknowledgement that the principle of residential development at the site is acceptable.
40. The site was not included as a draft allocation in the 2020 Regulation 19 draft of the Plan but, as confirmed in the SHLEAA 2021, a re-assessment of the site (SHELAA Ref 1341) by the Council resulted in it being deemed 'suitable', 'available' and 'achievable' and therefore a 'developable' housing site (i.e. it can be brought forward in the post-five year period). Persimmon supports the SHLEAA's conclusion with regards to the site's 'suitability', 'availability' and 'achievability', and the Company confirms (as evidenced in the technical reports associated with the 2020 application) that there are no issues/constraints associated with the site that would prevent it from being brought forward for housing in the short term.
41. As touched upon above, however, Persimmon do not support the 2021 SHELAA conclusion that site is only capable of accommodating 180 new homes, and contend that the site is capable of delivering a minimum of 206 new homes. Paragraphs 4.9 to 4.11 of the SHLEAA confirm that site capacities have been determined using a generic gross to net conversion (60% gross to net for sites above 2ha) before applying a density multiplier to the resulting net area (usually 30 dph, but lower densities are applied where surrounding existing development justifies a reduction). Given that the SHLEAA identifies the site as having a gross area of 19.25, using the Council's gross to net conversion (i.e. net area of 11.55ha), the net density of the site would equate to only 15.6 dph. Notwithstanding the fact that the Case Officer and the Council's Urban Designer deemed 206 dwellings to be appropriate for the site, it is clear that the SHELAA capacity of 180 dwellings is very low. Furthermore, the net density applied by the Council bears little relationship to the character and prevailing density of the surrounding area; particularly that of the existing development immediately to the east of the site around Spartan Drive (**Appendix 19**) and Summerleigh Walk (**Appendix 20**) that have the strongest relationship with the H54 site (c. 24 dph and 29 dpa, respectively)<sup>9</sup>. Were these net densities

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<sup>9</sup> It is noted that the net density of the existing development located beyond the woodland area to the south of the site, around Mark's Tey Road (**Appendix 21**) is calculated at approximately 15.9 dph. However, the

applied to the Oakcroft Lane net area (as determined through the Council's SHELAA methodology) the resulting yield for the site would be between 277 and 334 dwellings.

42. PHSC would caution against such crude density-based assessments of site capacity for housing allocations, as development quantum is, in Persimmon's view, far better understood through site-specific constraint analysis / technical assessment and design work (as has been the case with the appeal proposals). It is also noted that the development to the south around Mark's Tey Road (which appears to have been the driver for 180 capacity at H54) does not include a varied mix of housing (comprising of only large detached dwellings) nor any affordable housing provision. To use the net density of this residential area as justification for a very low density development at the Oakcroft site is therefore unjustified and unreasonable. It is clear, based on the above, that the 280 homes capacity (as advocated by Persimmon Homes) sits comfortably within the lower end of the 24-29 dph density range cited above. In Persimmon's view, the Council's approach to assessing the site's capacity in the SHELAA is overly simplistic, does not take proper account of the site's context, and has not had regard to the detailed technical work undertaken and submitted by PHSC as part of the 2020 application / appeal proposals. Furthermore, by proposing the site for only 180 dwellings, the Council is not making an effective use of land in line with the requirements of the NPPF (see NPPF Paragraph 119, in particular).
43. Turning to the delivery timeframe of the H54 site, there appears to be some confusion in terminology used in the SHELAA 2021. Persimmon are of the view (and this appears to be confirmed in SHELAA 2021 commentary) that the site is 'deliverable' (i.e. it can be brought forward entirely within first five years of the Plan, based on adoption date set out in the LDS). An update to the Council's SHELAA 2021 to confirm the above is therefore required. It would also be beneficial for the Council to include a detailed trajectories for the individual sites that comprise its supply (including the H54 site) to allow proper scrutiny of the Council's assumptions (including for the five year period). To assist the Council, Persimmon has provided its anticipated delivery trajectory for the H54 site (based on a 208 site capacity). This is set out in Table 3 below.

*Table 3: PHSC H54 Delivery Trajectory*

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
0	28	50	50	50	30

44. It is clear, given our comments above (particularly those made in relation to housing requirements and supply), that the Land east of Crofton Cemetery and west of Peak Lane site forms a vital component of the Council's housing land supply both in terms of the five year supply and the Local Plan supply across the plan period more generally. As such, the Council should not be seeking to unnecessarily (and without adequate justification) limit the capacity of the H54 site to 180 homes. This is at odds with requirement in the NPPF to positively plan for development, including meeting the housing needs of the Borough and the extensive unmet needs of neighbouring LPAs. Furthermore, as demonstrated by the

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relationship between this residential area and the H54 site is poor due to the intervening vegetation and large residential property and grounds at 18 Lychgate Green.

Officer Report and the supporting technical work for the 2020 application this proposal, combined with the deficiencies in the approach taken in the SHELAA, the 180 dwelling capacity proposed in the draft Plan is not justified by evidence. **As currently drafted this element of the Policy may not be regarded not sound, but could be made sound through a modification that increases the site capacity to a minimum of 206 new homes<sup>10</sup>.**

45. Alongside the proposed allocation of the site, the Council is proposing that the southern part of the H54 site (south of Oakcroft Lane) is removed from the Strategic Gap designation. This proposed amendment to the gap boundary in this location is justified by the Technical Review of Areas of Special Landscape Quality and the Strategic Gaps (September 2021) evidence base (notably Paragraphs 8 and 12), and is therefore strongly supported by PHSC.

#### *Strategic Flood Risk Assessment*

46. It is noted that the Council has undertaken an update of the Strategic Flood Risk Assessment for Fareham (2021). The update report confirm that, from a flood risk perspective, *'Safe development is achievable by taking the sequential approach on [the H54] site'*. Persimmon concurs with this assessment, which corroborates the evidence prepared in respect of the application / appeal proposal. The report concludes that it is appropriate to allocate the site, but, as detailed in the section below, PHSC do not agree with the report's assertion that it is necessary for the H54 Policy to *'stipulate that areas at risk of flooding now and in the future must be avoided'* as this repeats policy provisions that are found elsewhere in the RLP.

#### *H54 Policy Criteria Analysis*

47. Turning to the policy criteria of H54, Persimmon Homes supports Criterion a) (subject to the capacity changes set out above) and Criterion b) that relates to the position of the primary highways access point.
48. With regards to Criterion f) (building heights), it is considered that the requirements of this element policy could be adequately address through the application of Policy D1: Design. It is also noted that the Council has not provided any evidence to support a restriction on building heights to two storey. Criterion f) is therefore unnecessary and unjustified and should be deleted. However, should the Council seek to retain Criterion f), the maximum building height should be two storey with accommodation in the roof (i.e. 2.5 storeys) as this was considered acceptable in design and landscape terms by officers as demonstrated through the 2020 application. Allowing for some two storey buildings within the accommodation roof-space is considered to be a more efficient and effective use of land that allows living space to be maximised without increasing the height of the buildings significantly; this approach is supported by NPPF<sup>11</sup>. Alternatively, as there is no statutory definition of storey height (and considerable variation between housing types), Criterion f) may be better expressed in terms of the maximum ridge height of buildings. As demonstrated through the 2020 application, in particularly the Landscape Visual Impact Appraisal work, no harm was demonstrated with regards to the proposed houses, which comprised a maximum ridge height of 9.6m. In Persimmon's view, therefore, a maximum

<sup>10</sup> For the avoidance of doubt, and for consistency with our comments set out above, the Local Plan's housing requirement and the allocation policy capacities should be expressed as a minimum number of homes.

<sup>11</sup> The approach is also in general conformity with the Government's drive to encourage upwards development on existing buildings through 'Airspace Development' (i.e. adding extra storeys to create extra square footage from the same footprint at ground level) and loft conversion permitted development rights.

ridge height of 10m may be a more appropriate restriction for the heights of buildings at the H54 site.

49. Turning to Criterion k) (Construction Environmental Management Plan to support a planning application), it is Persimmon's view that this requirement would be better set out in an updated Local List (or a separate policy in the draft Plan), as opposed to be referenced in individual site allocation policies. This is because the requirement for a Construction Environmental Management Plan may also be applicable to other (windfall) sites that are not identified in the Plan.
50. With regards to Criterion i), as set out in Table 4 below, it is Persimmon view that this policy provision is addressed through other Local Plan policies, national planning policy and legislation (notably the Community Infrastructure Regulations 2010 (as amended)). It is also considered that it is not necessary for the Criterion i) to specify what new provision and/or contributions should be sought from the development. This should be determined at the point an application is submitted and through negotiation with the LPA and relevant bodies, having regard to existing provision, demand created by new development and the Council's own Infrastructure Delivery Plan (which is a live document and may be subject to change, as confirmed in Paragraph 10.28 of the draft Local Plan).
51. The Council will be aware that, the NPPF requires Local Plans to be succinct (Paragraph 15) and to avoid unnecessary duplication of policies (Paragraph 16). It will also be aware that, when considering applications for development, the Local Plan should be read as a whole. In this context, with regards to the remaining criteria of the H54 (namely criteria c), d), e), g), h), i), j) and l)), in order for the Plan to be consistent with national policy (and therefore meets NPPF soundness test d)), the following criteria should be deleted from H54. For ease of reference, Table 4 below sets out the individual H54 criteria and the associated policies contained elsewhere in the Plan and/or National Policy and legislation that cover these particular issues.

*Table 4: H54 Policy Criteria Analysis*

<b>H54 Criterion</b>	<b>Relevant other Local Plan Policy / National Policy</b>
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.	<ul style="list-style-type: none"> <li>• LP Policy CC2</li> <li>• NPPF Section 14</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE3 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> </ul>
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 shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> <li>• Fareham Design SPD</li> </ul>

g) A network of linked footpaths within the site and to existing PROW shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and TIN2</li> <li>• NPPF Para 100</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE6, NE9 and D2</li> <li>• NPPF Para 174</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
l) Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3.	<ul style="list-style-type: none"> <li>• LP Policies TIN1, TIN4 and NE3.</li> <li>• NPPF Para 34</li> <li>• Community Infrastructure Levy Regulations</li> </ul>

52. It is noted that, alongside the H55: Longfield Avenue housing allocation policy working, the Council has produced a 'Land Use Framework Plan' to the support this proposal. The Framework Plan appears to identify the land to the north of Oakcroft Lane (that forms part of Persimmon's H54 site) as part of the Longfield Avenue proposal<sup>12</sup>. Persimmon has had no discussions with the Council (or the promotor of the H55 site) on this matter. It is therefore surprising and concerning that the Council has identified Persimmon controlled land on the Framework Plan when this does not relate to the H54 allocation. Should the Council and/or site promotor wish to use Persimmon's land to support the H55 allocation, it is imperative that this is formally discussed with PHSC. In the absence of such discussions it may not be possible to regard the H55 as a deliverable/developable housing allocation. If this land is not required to deliver the H55 allocation, to avoid any confusion for reader of the Plan, this land should not be shown as shaded green on the H55 Framework Plan.

#### HRA

53. The Council has commissioned a focused update of the emerging Local Plan's HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. This update considers the H54 proposed allocation and concludes that, in terms of the requirement Habitats Regulations, the site can be allocated. It should be noted that as part of the Oakcroft Land appeal proposal, PHSC submitted a site specific 'shadow' HRA. The

<sup>12</sup> Albeit that this land is shown to be located outside of the H55 red line boundary.



report prepared by ECOSA (and appended to these representations) concluded the following:

*'The screening stage of the shadow Habitats Regulation Assessment concluded that there would be a likely significant effect as a result of the proposals on European sites within the Zone of Influence of the proposals when considered both alone or in combination with other plans or projects. Therefore, an Appropriate Assessment was required in order to determine whether the proposals would have an effect on the integrity of these sites.'*

*'Following the incorporation of appropriate mitigation, including creation of a new Ecological Enhancement Area, financial contributions to the Solent Bird Aware strategy and implementation of pollution control measures it has been concluded that there would be no adverse impact on site integrity either alone or in-combination with other plans or projects on the Solent and Southampton Water SPA/Ramsar site, Portsmouth Harbour SPA/Ramsar site, Solent Maritime SAC and Solent and Dorset Coast SPA.'*

54. It is also noted that the officer report (including those comments made by the Council's ecologist) did not consider that the application should be refused due to HRA issues.

#### Conclusions on Policy H54

55. To conclude on the H54 Policy, PHSC support the principle of the allocation but not the current drafting, which fails the soundness tests in respect of: not being positively prepared, not being justified nor consistent with national policy. However, in the Company's view the Policy could be made sound through a number of changes. For ease of reference PHSC has suggested alternative policy text for the H54 site. This is provided at **Appendix 22**.

## **CLIMATE CHANGE**

### **Strategic Policy CC1: Climate Change**

56. PHSC previous comments made in response to Policy CC1 still stand. However, it is noted that Criterion e) now makes reference to the exceedance of Building Regulation requirements. It is assumed that this new element of the Policy is referring to the Optional Building Regulations. If this is the intention of the Policy, the Policy working should confirm / clarify this.

## **NATURAL ENVIRONMENT**

### **Policy NE2: Biodiversity Net Gain**

57. PHSC's previous comments made in response to Policy NE2 still stand. However, Persimmon has a further comment to make in respect of this Policy with regards to the 10% Biodiversity Net Gain (BNG) requirement.
58. Paragraph 174 of the NPPF states that:

*'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*.... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;' (PHSC's emphasis)*

59. The NPPF does not, however, require 'at least 10% net gain'. This provision is set out in the Environment Bill which has not yet received royal assent. Once the Bill becomes law, all Councils will be required to seek at least 10% BNG as part of planning applications.
60. Until such time as the Environment Bill becomes law, it is not appropriate for the Policy NE2 to specify the percentage BNG net gain. Instead, the amount should be determined through negotiation between an applicant, the Council and Natural England (where appropriate).
61. It is recognised, however, that the Environment Bill is relatively well progressed and may become law in the not too distant future. As such, the Policy should be redrafted so that at least 10% BNG (or whatever percentage eventually materialises through the Bill) will only be required once the Bill has become law (taking into account any transitional arrangements that may be set out in the emerging legislation).
62. It is also noted that Paragraph 6.30 of the supporting text to Policy NE2 states that the Policy will not apply to land contained within the Welborne Plan. As indicated above, once the Environment Bill becomes law all planning application will be required to achieve this required BNG increase. There are no provisions in the Bill to exempt sites (including Welborne) from this requirement. As such, Paragraph 9.30 should be deleted from the RLP.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

63. PHSC's previous comments made in response to Policy NE2 still stand. However, the Company has a further comment to make in respect of this Policy with regards to Criterion c).
64. This element of the Policy requires that '*A suitable replacement habitat is provided on a like for like basis broadly close to the site*' the Council's evidence for this assertion is absent. Indeed as set out in legal advice commissioned by Havant Borough Council (see **Appendix 23**) in respect of its Warblington Farm bird mitigation proposal, it is only necessary for replacement habitat to mitigate the same population of bird species. Redrafting of this Policy is therefore required that takes into account the advice provided above.
65. It is also questioned whether it is appropriate for the Council to show the Solent Wader and Brent Goose Sites on the RLP Policies Map. The Council will be aware that Bird Aware Solent maintain a GIS database of the Wader and Brent Goose sites on their website<sup>13</sup>, and these sites are subject to relatively frequent change. By showing the Solent Wader and Brent Goose Sites on its Policies Map, the Map will quickly become dated, and could become

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<sup>13</sup> <https://solentwbgs.wordpress.com/page-2/>

misleading. It is PHSC's recommendation therefore that the Solent Wader and Brent Goose Sites are deleted from the RLP Policies Map.

#### **Policy NE8: Air Quality**

8. Persimmon Homes acknowledges the national direction of travel with regards to Electric Vehicles (EVs) and role they can play in addressing climate change issues. However, the Company would welcome further elaboration in the supporting text or policy regarding the specification of changing points, particularly with regards to expected power output / capacity.
9. There are practical issues (and potentially unintended consequences) with regards to site design that may arise through the implementation of this policy (including in relation to the retro-fitting of homes). PHSC would highlight that the Government currently provides a 75% subsidy to homeowners towards the cost of installing EV charging points. However, this subsidy is only available to properties that have on-plot parking. This should be considered by the Council in terms how parking should be accommodated in developments, as frontage on-plot parking is preferable in terms of the subsidy (as opposed to shared rear parking courts which are often favoured by Fareham Council). The Council should be aware of the potential design implications of this element of Policy NE8.
10. The Council should also be aware that as EV charging infrastructure become more prevalent in new developments, and the take up of EVs increases over time, the cumulative energy demands of said development will increase considerably therefore necessitating the provision of additional sub-stations as part of development that would otherwise not be required. It is unclear whether this has been factored into the Council Local Plan viability assessment.

#### **Policy NE10: Protection and Provision of Open Space**

11. The Council has proposed some additional wording to Policy NE10 as show below:

*'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 '*

12. The word 'clearly' introduces a significantly degree of subjectivity into the policy which is unnecessary and will ultimately make interpretation of the Policy more difficult for the decision-maker and applicants alike. It is PHSC's recommendation therefore that the word 'clearly' be deleted from the NE10 policy wording.



#### **4: OMMISION SITES**

13. PHSC's representations on the previous Regulation 19 Plan, highlighted six site that are being promoted by Persimmon on the periphery of Stubbington that were not selected for allocation in the draft Plan. With regards to the Land at Oakcroft Lane site (Site 6 in PHSC's previous representations), the Council has now identified this site for housing allocation (see above commentary on Policy H54). However, with regards to the other five sites listed in Table 5 below, the Council has opted not to take these site forward in the RLP. This is extremely disappointing in the context of the housing pressures evident in Fareham Borough.

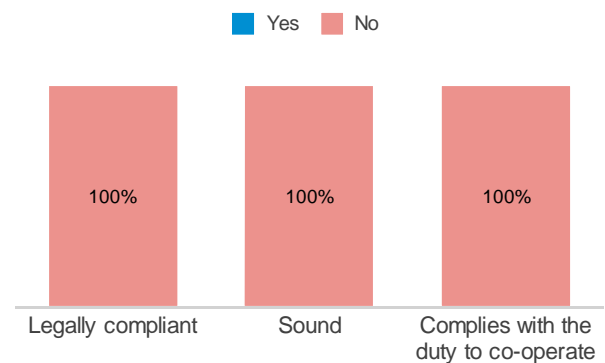
*Table 5: Persimmon Homes' Omission Sites*

Site Number	Address	Gross Area Acres (Hectares)	Site Capacity Estimate*
1	Land East of Burnt House Lane, Stubbington	23.53 (9.52)	240 - 320
2	Land West of Peak Lane, Stubbington	46.25 (18.72)	TBC
3	Land North of Titchfield Road, Stubbington	4.83 (1.95)	40 - 50
4	Land South of Titchfield Road, Stubbington	2.78 (1.12)	10 - 30
5	Land West of Cuckoo Lane, Stubbington	52.76 (21.35)	150-200
<b>Total</b>		<b>130.15 (53.08)</b>	<b>440 - 600</b>

\*Based on net developable area, not gross area.

14. It is noted that despite the Council revisiting a number of sites in the SHELAA, its conclusion with respect to the PHSC sites listed in Table 5 have not changed. As such the comments set out in PHSC previous reps still stand.
15. It is Persimmon view, **in light of the extensive unmet LHN and unmet sub-regional housing need more generally, the RLP is not currently sound. However, as highlighted above, the Plan could be made sound through consideration of omission sites (including those listed in Table 5) through the examination process and subsequent modification to the Plan.**

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	1	1	1
<b>Yes</b>	0 0%	0 0%	0 0%
<b>No</b>	1 100%	1 100%	1 100%



**Respondent: Mrts Ruth Saunders (297-121246)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Policy states for those residents with on road parking, there will be the provision of 1 charging point per 10 dwellings. Only those dwellings with off road parking would have their own charging point. I feel this is wholly inadequate and short sighted as the Govt target is for all cars to be electric by 2030 and 1 point per 10 dwellings will be insufficient. Each dwelling should have easy access to a charging point - i.e. one charging point per dwelling.

**What modification(s) is necessary to make the Revised Pub...**

Ensure the Plan includes the requirement for every dwelling to have easy access to a charging point, whether dwelling has on or off road parking.

**How would the modification(s) you propose make the Revise...**

It would make it sound as it would be taking into account the Govt target of all vehicles being electric by 2030.

**Your suggested revised wording of any policy or text:**

There is a requirement for every dwelling to have easy access to a charging point (within 100m), whether dwelling has on or off road parking.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

# PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Mr
First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input checked="" type="checkbox"/> A paragraph        | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Paragraphs 9.122-9.125

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policy NE9: Green Infrastructure

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B3 Please provide details you have to support your answers above

Whilst the Council supports the aims of this policy it considers that the policy and supporting text needs to highlight opportunities to secure strategic green infrastructure improvements across Fareham Borough including within the Fareham, Gosport, Lee-on-the-Solent and Stubbington Strategic Gap. The Council considers that amendments are required to the wording in order for the policy to be deemed **effective** to deliver cross-boundary strategic objectives.

### B3 Extension:

Appended to this representation is this Council's suggested approach put forward in 2018(Gosport Response 11 Appendix 1a and 1b). The Council considers that the Strategic Gap offers significant opportunities for mitigating and adapting to climate change (renewable energy, flood storage), improving informal recreational access to an urban population, and enhancing biodiversity. Since this time a number of Government proposals including the 25 Year Environment Plan and proposals for nitrate mitigation and mandatory biodiversity net gain have been proposed which could be delivered in the Strategic Gap. Given the importance of the Strategic Gap it is recommended that Policy NE9 includes specific reference to the potential for green infrastructure improvements in this area.

Such reference would reflect an announcement by the Leader of Fareham Borough Council included in a recent press release (Gosport Response 11 Appendix 2).

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reference should be made in the Green Infrastructure Policy and justification text to strategic green infrastructure opportunities, particularly in the light of the latest allocations HA54 and HA55.

Reference should be made to this Council's proposal that Fareham Borough Council and Gosport Borough Council will work together to develop a joint strategy for the Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

This suggested modification would make the whole Local Plan sound as it would set out an effective strategy to improve green infrastructure for the residents of both Fareham and Gosport Borough and would provide a degree of certainty for the long term future of the Strategic Gap. It would maximise potential opportunities arising from Government proposals set out in the 25 Year Environment Plan by enhancing biodiversity and delivering environmental net gain.

B4c Your suggested revised wording of any policy or text:

We would take the opportunity to work with colleagues at Fareham Borough Council for a joint statement on this issue as part of the Statement of Common Ground.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☒ Yes, I want to take part in a hearing session

☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Council requests to attend any session regarding the future of the Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL





**GOSPORT**  
Borough Council

Mr Richard Jolley  
Director of Planning and Regulation  
Fareham Borough Council  
Civic Offices,  
Civic Way,  
Fareham,  
Hampshire.  
PO16 7AZ

*Please ask for:*

Debbie Gore

*Direct dial:*



1<sup>st</sup> October 2018

**By e-mail**

Dear Richard

**Gosport, Fareham, Lee-on-the-Solent and Stubbington Gap Policy**

As mentioned during our recent conversation, a report was presented to Gosport Borough Council's Economic Development Board on 19<sup>th</sup> September relating to the settlement/strategic gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington.

The Board resolved to continue to support the integrity of the Gap in order to prevent coalescence of settlements and maintain their identity, as well as safeguarding the Gap's function as an effective transport corridor.

It was also resolved that Fareham Borough Council is invited to work with Gosport Borough Council to consider a joint approach for the future of the Gap for a number of reasons including:

- As part of the statutory duty to cooperate;
- To secure the Gap's coherence over the longer term; and
- To investigate options for delivering multi-functional benefits for residents of both Boroughs.

In the light of this I thought it would be useful if we could meet, together with our respective planning policy managers, for initial discussions to explore a common approach and what further work, if any, is required.

I trust you are amenable to such discussions and if so please could you provide a list of possible dates to meet.

If in the meantime if you have any queries on this matter please do not hesitate to contact me.

Yours sincerely

Debbie Gore  
**Head of Planning and Regeneration Services**



## AGENDA ITEM NO.

<b>Board/Committee:</b>	Economic Development Board
<b>Date of Meeting:</b>	19 <sup>th</sup> September 2018
<b>Title:</b>	Gosport, Fareham, Lee-on-the-Solent and Stubbington Gap Policy
<b>Author:</b>	Manager of Planning Policy
<b>Status:</b>	For Decision

### PURPOSE

To consider the role of the current settlement/strategic gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington and to support the principle of maintaining the integrity of this Gap.

### RECOMMENDATION

That this Council

- Agree the principle of maintaining a settlement/strategic gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington as part of the forthcoming Gosport Borough Local Plan Review.
- Continue to support the necessity of maintaining the integrity of the Gap beyond the Borough boundary in order to prevent the coalescence of settlements and maintain their identity; and safeguard the Gap's function as an effective transport corridor.
- That Fareham Borough Council are invited to work with this Council on a bilateral basis to consider a joint approach for the future of the Gap:
  - as part of the statutory duty to cooperate;
  - to secure its coherence over the longer term; and
  - to investigate options for delivering multi-functional benefits for residents of both Boroughs.
- Refer to the Gap as a 'Strategic Countryside Gap' in the Local Plan Review for reasons set out in Section 2 of this report.

## 1 **Background**

- 1.1 The current adopted Gosport Borough Local Plan (GBLP) (October 2015) includes a Settlement Gap policy (part 10 of Policy LP3) which aims to retain a sufficient gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington in order to protect the identity of each settlement and ensure proposals do not physically and visually diminish these open areas.

- 1.2 This settlement gap is considered of sub-regional importance and was identified, together with three others, in the PUSH<sup>1</sup> South Hampshire Strategy (Policy 15) (October 2012). The local boundaries, as defined on the Policies Map of the GBLP, were defined in cooperation with Fareham Borough Council (FBC) as part of the production of both current adopted local plans and consequently the gap is included within FBC's current Local Plan (linked to Policy CS22 of Part 1 of the Fareham Local Plan: Core Strategy). A plan showing the current boundary of the gap is shown in Appendix 1. The gap within the Borough includes the Alver Valley, Browndown and playing fields associated with HMS Sultan and Bay House School.
- 1.3 The South Hampshire gaps are tracts of undeveloped land within the sub region which keep settlements separate from each other. The prevention of significant development within these Gaps has been a feature of strategic and local planning documents in South Hampshire for over 35 years.
- 1.4 In 2008 the PUSH Joint Committee adopted a Policy Framework which set out criteria for the designation of Gaps to ensure consistency across South Hampshire. It was recognised that Gaps which cross authority boundaries need a coordinated approach to ensure that their designation and their extent is aligned across the boundary.
- 1.5 The criteria to define the boundaries were included in Policy 15 of the South Hampshire Strategy (Oct 2012) (and therefore relevant to both the current Gosport and Fareham Local Plans). The criteria are as follows:-
- the designation is needed to retain the open nature and/or sense of separation between settlements;
  - the land to be included within the Gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence;
  - the Gap boundaries should not preclude the provision being made for the development proposed in this Strategy;
  - the Gap should include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.
- 1.6 The South Hampshire Strategy makes it clear that, *'the purpose of Gaps is to shape settlement patterns and to influence the location of planned development; not to stifle it altogether. So the boundaries of Gaps must be defined in tandem with providing sufficient land to meet development needs.'*
- 1.7 In June 2016 the PUSH authorities agreed the Spatial Position

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<sup>1</sup> Partnership for Urban South Hampshire

Statement (SPS) to inform long term decisions about the level and distribution of development in the area to 2034 taking into account requirements to plan for objectively assessed housing needs. The SPS has maintained a policy on Gaps which it recognises are important in maintaining the sense of place, settlement identity and countryside setting for the sub region and local communities.

- 1.8 The SPS only specifically identifies the Meon Valley Gap in Position Statement 1 as it demarks the boundary of the Portsmouth and Southampton Housing Market Areas. The SPS however recognises that in addition to this area, *'Councils should identify in their Local Plans other local strategic countryside gaps of sub-regional importance as appropriate.'* It adds that, *'Given the long term need for development, the number and extent of gaps should only be that needed to achieve their purpose.'*
- 1.9 The justification text states that such gaps should be defined in order to prevent coalescence and protect the identity of distinct settlements and maintaining green infrastructure. They are a mechanism which still allows development to come forward in appropriate sustainable locations by giving communities the confidence to plan positively for growth, whilst ensuring there is room for the necessary complimentary uses such as recreation areas, transport corridors and environmental mitigation.

## 2 **Terminology**

- 2.1 The gaps designation is known by various terms in South Hampshire documents but importantly they are describing the same land use function. The 2012 South Hampshire Strategy refers to this designation as 'Gaps' in order to keep settlements separate from each other. Consequently the GBLP refers to these gaps as 'Settlement Gaps' whereas the Fareham Local Plan refers to them as Strategic Gaps which was the term formerly used. It is important to note that there is no difference whatsoever in the designation. They both relate to the Gaps designation in the South Hampshire Strategy. The PUSH Spatial Position Statement (June 2016) refers to the Gaps in Position Statement 1 as Strategic Countryside Gaps but also uses the term strategic gaps in the justification text. Similarly this is referring to the same designation.
- 2.2 It is proposed that the Gap policy in the forthcoming Gosport Borough Local Plan Review will be termed 'Strategic Countryside Gaps' to be consistent with PUSH Spatial Position Statement, recognising that this is only a change in terminology and that the role of the gap is unchanged.

## 3 **Report**

- 3.1 As part of the forthcoming Gosport Borough Local Plan Review which will cover the period to 2036 it will be necessary to review the detailed boundary of the Gap within Gosport Borough. This will be

undertaken at the same time as the review of the urban area boundary (as currently defined in Policy LP3 (point 2) and the Policies Map of the GBLP). However it is clear that the principle of the Gap remains applicable particularly when considering the criteria outlined by the previously agreed PUSH Framework on this issue.

3.2 The key issue however arises from concern regarding Fareham Borough Council's commitment to the Gap given their latest proposal in the Draft Fareham Local Plan (DFLP) (Regulation 18) published in October 2017. As Members will recall FBC has proposed a significant new development allocation of up to 475 dwellings in land currently in the strategic gap to the east of the new Newgate Lane (Newgate Lane East). As part of this allocation it is proposed to remove this land from the strategic gap accordingly. This proposal is commonly referred to as 'HA2.' Appendix 2 shows how this proposal as well as a number of speculative housing developments could significantly be detrimental to the function of the gap both individually and cumulatively.

3.3 In response to the DFLP, this Council resolved (Regulatory Board 6<sup>th</sup> December 2017) to make a strongly worded objection to the HA2 proposal and the need to defend the gap, which was consequently duly made. Key elements of the Council's case with reference to the Gap are set out in Appendix 3. Numerous other points referring to other issues relating to the proposed housing allocation were also made and can be viewed in the aforementioned Regulatory Board report. These key issues include:

- that the proposal will negate the benefits being provided by the new improvements to Newgate Lane with a negative impact on traffic flow and increased congestion to the detriment of Gosport residents and the local economy including accessibility to the Solent Enterprise Zone at Daedalus;
- the proposal has the potential to significantly harm the amenities of local Gosport residents with the introduction of new access points to existing residential areas, which due to the scale of the proposal would potentially increase traffic on residential roads;
- there is insufficient information on supporting infrastructure including education, medical and community facilities.

3.4 The extract in Appendix 3 identifies that this Council has a number of concerns and concludes that whilst it is recognised that the local plan process is the appropriate time to review such designations it is considered that the proposed change at Newgate Lane will affect the integrity of the remaining gap by significantly reducing its width. The residential proposal by its sheer scale will undoubtedly harm the character of the gap and will diminish the physical and visual

separation of the settlements.

3.5 The Council considers that FBCs proposals are contrary:

- to the objectives of the long-established sub-regional policy in South Hampshire to protect important gaps between settlements.
- to FBC's own evidence, submitted at its own Local Plan Examination in Public as recently as 2015 which defends the gap at this particular location.
- to the Planning Inspector findings in 2015 who states in his report, *'although the review [of the Strategic Gap] did not specifically take into account the route of the Stubbington by-pass and the Newgate Lane improvements, there is no reason to conclude that these proposals would justify altering the boundary of the gap in those locations. Having visited the area I agree with the Council that the gap between Fareham and Stubbington is justified in order to retain visual separation and that the proposed road improvements would not justify a revision to the boundary. The Council's approach is sound.'*
- to FBC's own Landscape Assessment (2017) evidence used as part of the DFLP which states *'This is a cohesive area of undeveloped landscape which performs an important role in respect of the primary purposes of the Strategic Gap i.e. in defining the edges, separate identity and settings of Fareham and Gosport, preventing their coalescence. Even minor encroachment beyond existing settlement boundaries could have an adverse effect on these functions and the overall integrity of the landscape and Strategic Gap. It is recommended that the Gap boundaries remain unchanged.'*
- to its own Sustainability Appraisal which highlights that that Newgate Lane allocation is less sustainably located than other allocations in the DFLP.

3.6 In addition to the HA2 proposed allocation, the Gap is also under further pressure from a speculative development of 1,027 dwellings at Newlands Farm with associated community facilities. The planning application has yet to be determined and is contrary to both the current Fareham Local Plan and the emerging DFLP.

3.7 Also of concern is that a perspective developer is considering further development between Newgate Lane East and the original Newgate Lane citing the fact that as FBC has allocated the HA2 in the draft Local Plan it would release the potential for further development to take place.

3.8 In the light of the above identified pressure it is of paramount importance that Gosport Borough Council seeks to maintain the existing Gap between Gosport, Fareham, Lee-on-the-Solent and

Stubbington. The Council recognises that the development of transport infrastructure within the Gap, such as the Newgate Lane improvements and the proposed Stubbington Bypass, are compatible uses within the Gap as part of the acknowledged transport corridor function of gaps (as identified in the PUSH SPS). The Council considers that significant new residential development along this new infrastructure has the potential to significantly reduce its effectiveness as a key transport route serving the Peninsula.

- 3.9 It is acknowledged that the pressure on the Gap has been caused by the significant housing needs in South Hampshire and the various measures introduced by the Government to increase the rate of house building. This includes the new standardised methodology for calculating housing need and the housing delivery test recently confirmed in the Government's National Planning Policy Framework (NPPF) (July 2018), together with the previous measure of the 'Five Year Housing Supply', which Fareham Borough has not been able to meet.
- 3.10 It is important to recognise that this Gap has been a very established planning strategy for PUSH and its various sub-regional planning documents in order to maintain such important spaces within the wider densely built-up areas of South Hampshire.
- 3.11 Gosport Borough Council strongly supports Position Statement S1 on Strategic Countryside Gaps in the PUSH Spatial Position Statement (June 2016) and considers that the principle of the Gap should be maintained in the forthcoming Local Plan Review and it should seek to protect the integrity of the wider gap beyond the Borough boundary. Consequently it will continue to make representations to FBC in relation to the HA2 proposal as well as making comment on planning applications which have a detrimental impact on the sub-regional gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington and its ability to function as an effective transport corridor for the Peninsula.
- 3.12 In the light of this and as part of both Councils' statutory duty to cooperate, as well as the new requirement to produce a 'statement of common ground' (introduced by the NPPF), it is considered appropriate to invite Fareham Borough Council to consider establishing a joint approach to the Gap which protects its key functions as established by PUSH. This could potentially lead to a joint strategy for the gap which could assist in implementing multi-functional benefits for the residents of both Boroughs.

#### **4 Risk Assessment**

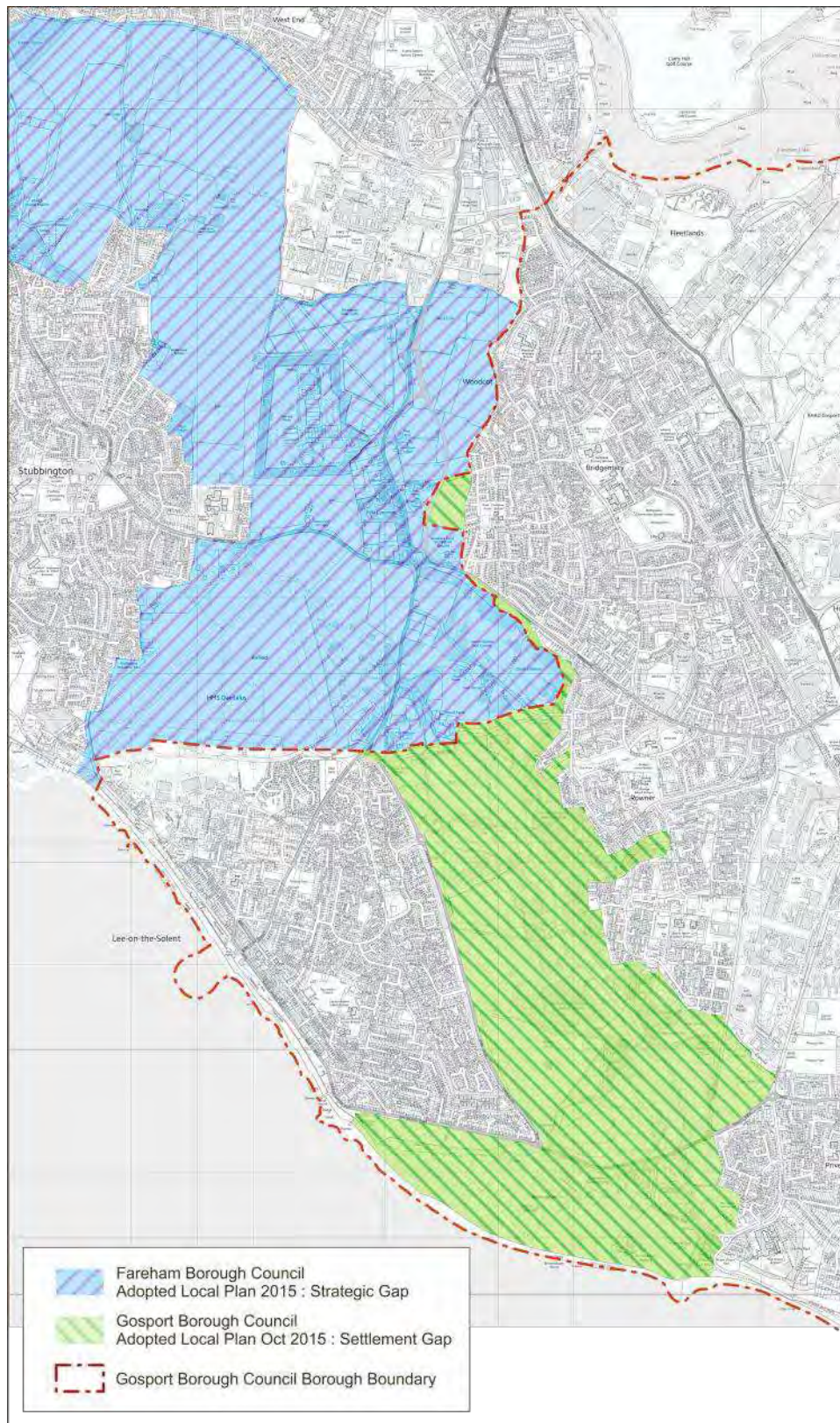
- 4.1 It is considered necessary to maintain a policy position in the forthcoming Local Plan to protect the Gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington to prevent



coalescence and maintain the identity of each settlement. It is important that Gosport Borough Council defends the integrity of the gap and makes appropriate representations to Fareham Borough Council where appropriate. Failure to do so could have a detrimental impact on the potential for the gap to function as an effective transport corridor, and deliver environmental, recreational and landscape benefits.

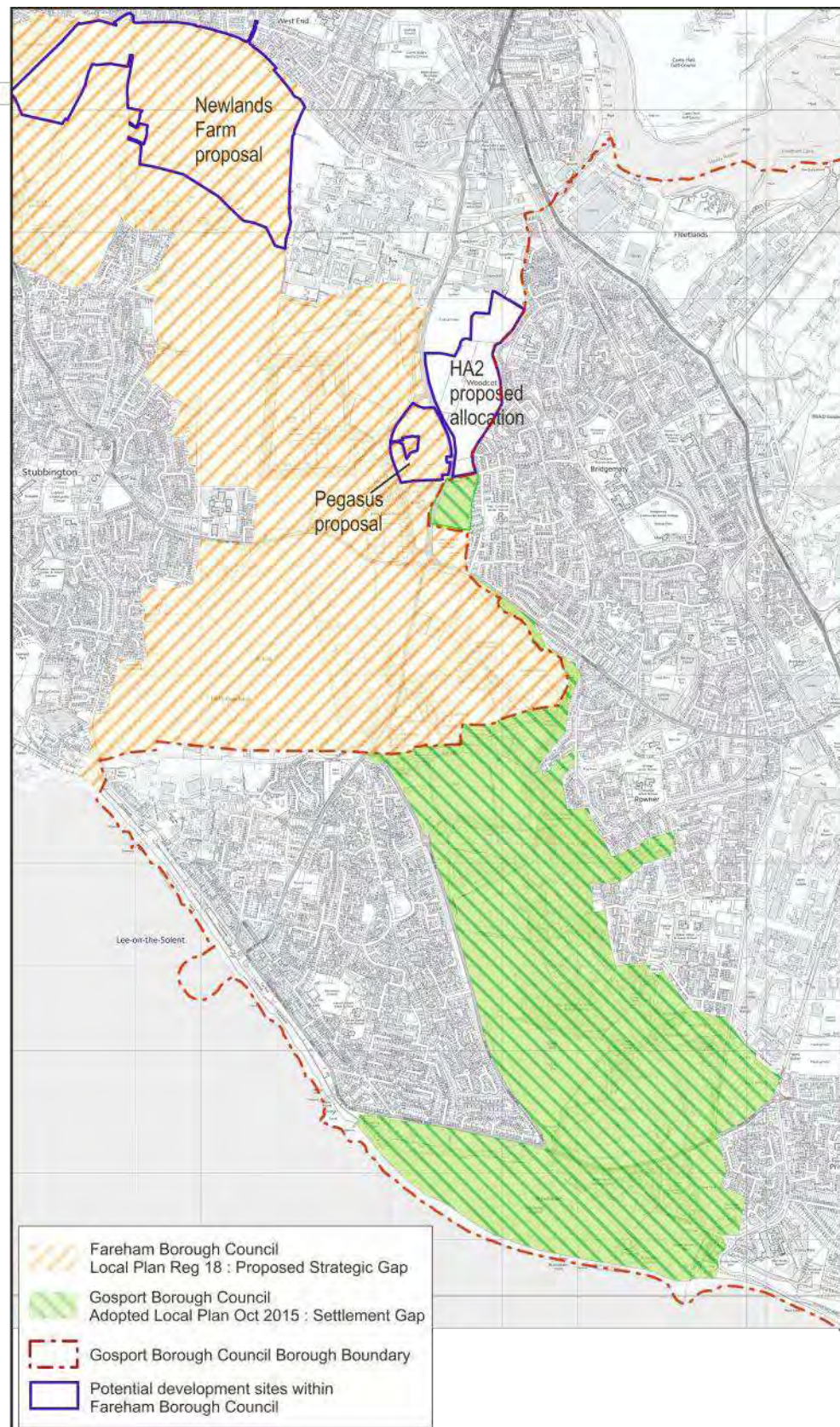
<b>Financial comments:</b>	<b>Services</b>	None
<b>Legal comments:</b>	<b>Services</b>	None
<b>Equality and Diversity</b>		An Equality and Diversity Assessment on the Settlement Gap Policy in the GBLP was undertaken as part of the Examination in Public process and is available to view. A similar assessment will be undertaken as part of the forthcoming Local Plan Review.
<b>Council Plan:</b>		Maintaining the gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington will assist in developing the economy by maintaining, and enabling opportunities to enhance the transport corridors through the gap; whilst the development of such areas for residential would place significant pressure on the transport infrastructure and would significantly undermine the effectiveness of recent and proposed improvements. Maintaining the gap may also offer opportunities to enhance the environment.
<b>Risk Assessment:</b>		See Section 4
<b>Background papers:</b>		None
<b>Appendices</b>		<p>Appendix 1: The current Settlement/Strategic Gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington</p> <p>Appendix 2: Potential for the Strategic Gap to be reduced by the HA2 proposal and current speculative housing developments</p> <p>Appendix 3: Extract from Regulatory Board (6<sup>th</sup> December 2017) on Draft Fareham Local Plan (Reg 18) relating specifically to the Strategic Gap in relation to the HA2 allocation.</p>
<b>Report author/ Officer:</b>	<b>Lead</b>	Jayson Grygiel, Manager of Planning Policy

**Appendix 1:**  
**The current Settlement/Strategic Gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington**





## Appendix 2: Potential for the Strategic Gap to be reduced by the HA2 proposal and current speculative housing developments



**Appendix 3: Extract from Regulatory Board (6<sup>th</sup> December 2017) on Draft Fareham Local Plan (Reg 18) relating specifically to the Strategic Gap in relation to the HA2 allocation.**

*Strategic Gap*

- 5.6 In order to accommodate the Newgate Lane residential allocation the DFLP proposes to amend the Strategic Gap between 'Fareham/Bridgemark and Stubbington/Lee-on-the-Solent', which is identified in the GBLP (Policy LP3) and FBC's current Local Plan (Policy CS22 of the Core Strategy). GBC and FBC have worked collaboratively in the past to define the boundaries of the Strategic Gap and have been successful in maintaining a functional gap and visual separation between the settlements.
- 5.7 The sub-regional PUSH Spatial Position Statement states that Councils should identify in their Local Plans strategic countryside gaps of sub-regional importance and that these gaps are important in maintaining the sense of place, settlement identity and countryside setting for the sub region and local communities. It recognises that gaps can provide the space for necessary uses such as recreation areas, transport corridors and environmental mitigation.
- 5.8 FBC's current Policy CS22 states that 'development proposals will not be permitted either individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of the settlements'. The Policy recognises that maintaining separation will prevent coalescence of the settlements in this densely settled part of South Hampshire.
- 5.9 The justification text states that gaps between settlements help define and maintain the separate identity of individual settlements and have strong local support. It adds that Strategic Gaps do not necessarily have intrinsic landscape value but are important in maintaining the settlement pattern, keeping individual settlements separate and providing opportunities for green infrastructure/green corridors. It acknowledges that continuing pressure for high levels of development mean that maintaining gaps continues to be justified.
- 5.10 It is considered that this remains relevant in the case of the Newgate Lane area. Indeed the current boundary has been supported by a Planning Inspector as recently as May 2015. In his report into the Examination in Public for the Fareham Local Plan Part 2, the Inspector refers to FBC's evidence regarding the review of Strategic Gaps and states,  
*'although the review did not specifically take into account the route of the Stubbington by-pass and the Newgate Lane improvements, there is no reason to conclude that these proposals would justify altering the boundary of the gap in those locations. Having visited the area I agree with the Council that the gap between Fareham and Stubbington is justified in order to retain visual separation and that the proposed road improvements would not justify a revision to the boundary. The Council's approach is sound.'*

- 5.11 The latest DFLP also includes a policy relating to Strategic Gaps (Policy SP6) which continues to prevent the coalescence of urban areas and to maintain the separate identity of settlements. It also identifies a Strategic Gap between 'Fareham/Bridgemark and Stubbington/Lee-on-the-Solent'. It states, *'development proposals will not be permitted where they cause severe adverse harm to the physical and visual separation of settlements'*. The justification text acknowledges that, *'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'*. It also clearly states in Paragraph 4.39 that, *'further to the east, retaining the gap will help maintain the separation of Stubbington and Lee-on-the-Solent from Fareham and Bridgemark along with maintaining the separate identity of Peel Common.'* This therefore appears to contradict the removal of the Newgate Lane area from the Strategic Gap.
- 5.12 The proposed removal of this land from the Strategic Gap also appears to be at odds with FBC's own supporting evidence. The Fareham Landscape Assessment (2017) incorporates a review of the Strategic Gap designation including the 'Woodcot area' which includes the land covered by the proposed Newgate Lane allocation. It concludes,  
*'This is a cohesive area of undeveloped landscape which performs an important role in respect of the primary purposes of the Strategic Gap i.e. in defining the edges, separate identity and settings of Fareham and Gosport, preventing their coalescence. Even minor encroachment beyond existing settlement boundaries could have an adverse effect on these functions and the overall integrity of the landscape and Strategic Gap. It is recommended that the Gap boundaries remain unchanged.'*
- 5.13 Gosport Borough Council agrees with these findings set out in the Fareham Landscape Assessment and considers that the Woodcot area should remain an integral part of the Strategic Gap.
- 5.14 Whilst it is recognised that the local plan process is the appropriate time to review such designations it is considered that the proposed change at Newgate Lane will affect the integrity of the remaining gap by significantly reducing its width. The residential proposal by its sheer scale will undoubtedly harm the integrity of the gap and will diminish the physical and visual separation of the settlements.



## Press Release

22 October 2020

### Councils seek nature-based solution to protect a strategic gap

Two south Hampshire councils are joining forces to seek benefits for their boroughs from two pots of Government money aimed at increasing wetlands, woodlands and meadows in the Solent area. Cllr Seán Woodward, Leader of Fareham Borough Council and Cllr Stephen Philpott, who is in charge of Economic Development at Gosport, want to see more land between the two towns “rewilded”.

This shared vision follows last month’s announcement by the Government to invest £3.9million to set up an online ‘nitrate-trading’ auction platform. They are also considering a loan to the Hampshire and Isle of Wight Wildlife Trust for further land purchase in the Solent region for ‘rewilding’. Both initiatives would provide additional habitat rich areas for wildlife whilst unlocking much needed homes, with the backing of Natural England.

Three weeks ago, the Prime Minister, Boris Johnson, joined 65 world leaders in a pledge to reverse losses of wildlife habitats. In the UK that will mean an additional 400,000 hectares of woodland, wetland and meadow by the end of the decade.

*Cllr Woodward said: “What we would like to see is the entire Strategic Gap that lies between Fareham and Gosport, and between Fareham and Stubbington rewilded to provide nitrate mitigation and preserve wildlife and this scheme offers us the opportunity to achieve that. I have been an unwavering supporter of preserving our precious Strategic Gaps and indeed seeking their designation as Green Belt. The recent announcement by Government that Fareham is likely to see a reduction in the number of houses it is required to plan for means we are now in a position to make an approach to our partners to secure land in the Fareham-Stubbington Strategic Gap for rewilding”.*

Although the Fareham-Stubbington Strategic Gap is mainly in Fareham there would also be a significant environmental benefit for Gosport.

*Cllr Philpott said: “This is a great example of local councils working together for the benefit of their residents. Seán and I have today written to the Wildlife Trust to secure their backing for our idea to see a significant environment gain in our immediate neighbourhood. We will also work with other partners, such as the Solent Local Enterprise Partnership and Natural England, to seek maximum benefit from other similar projects for our communities.”*

**ENDS**



Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

We wish to see evidence of FBC's commitment to deliver an approach to mitigation (for nitrates, Brent Geese and Solent waders) which proactively identifies areas with greater coherence than the current piecemeal approach. This applies to NE1, 2, 4, 5 and 9 as well as NE10 and should be seen in the context of Policy DS2 Development in the Strategic Gaps. Although statutory consultation with Natural England has taken place, a far wider range of interested parties should be involved in this work so that a comprehensive approach is developed, not reactive designations resulting from individual developers' proposals.

**What modification(s) is necessary to make the Revised Pub...**

A clear initiative to involve local experts and interests so that the future designation and use of land for wildlife (including mitigation) is achieved during the plan period.

**How would the modification(s) you propose make the Revise...**

It would ensure that future land use was compatible with local knowledge and wildlife needs.

**Your suggested revised wording of any policy or text:**

FBC will work with local organisations and individuals with knowledge and expertise regarding local wildlife so as to ensure a coherent and evidence based approach underpins policies NE1, NE2, NE4, NE5, NE9 and NE10 and links directly to Policy DS2 regarding the future of the Strategic Gaps.

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

I wish to ensure that the Inspector is aware of the strength of local feeling about the future of the Strategic Gaps, specifically s they relate to policies on the Natural Environment; much local expertise regarding wildlife is available which is not generally use by the planning authority.



**Fareham Local Plan:  
Revised Publication Plan Consultation (July 2021)**

**Representations by Persimmon Homes (South Coast)**

**July 2021**

## **1. INTRODUCTION**

1. Persimmon Homes (South Coast) (PHSC) welcomes the opportunity to comment on the Revised Fareham Draft Local Plan 2036 (Regulation 19: Publication draft) (RLP).
2. Persimmon Homes commented on an earlier Regulation 19 Publication draft of the Fareham Plan in March 2019. A copy of these comments are attached to these representations (see **Appendix 1**) and should be read alongside this Statement.
3. For brevity, given our response to the previous Regulation 19 Plan, we have sought to limit our comments to those elements of the draft Plan that are new. However, in the case of Policies H1, HP4 we have updated our previous comments so the content of these representations should be viewed as superseding those made previously. With regards to Policies DS2, CC1, NE2 and NE5, PHSC's comments made on the previous Regulation 19 plan still stand, but additional commentary on these policies is also provided in these representations.
4. The structure of these representation is as follows: Section 2 discusses the legal requirements of the RLP, and Section 3 sets out PHSC's response to the soundness of the Plan with reference to the tests set out in the NPPF. Persimmon has a number of sites within Fareham Borough that it is promoting for residential development. These including Land east of Crofton Cemetery and west of Peak Lane (formerly referred to by the Council as Oakcroft Lane, Stubbington), which is now proposed for allocation. This site is discussed under Section 3 of these representations. Persimmon Homes is also promoting five other 'omission sites', which are discussed in detail under Section 4 of these representations (and under Section 4 of our previous representations). PHSC's omission sites are listed below for ease of reference:
  - Land East of Burnt House Lane, Stubbington
  - Land West of Peak Lane, Stubbington
  - Land North of Titchfield Road, Stubbington
  - Land South of Titchfield Road, Stubbington
  - Land West of Cuckoo Lane, Stubbington

## **2. REVISED LOCAL PLAN LEGAL REQUIREMENTS**

### **DUTY TO COOPERATE**

5. Section 33A of the Planning & Compulsory Purchase Act 2004 (as amended) requires local planning authorities (LPAs) to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters, including housing. The DtC legislation sets out the process for such engagement, but does not require that agreement is reached between parties on DtC issues. As such, based on the Council's Statement of compliance with the Duty to Co-operate (September 2020) it is considered that the legal requirement of the DtC has been met.
6. However, as detailed later in the Housing Need and Supply Section of these representations, the requirement to plan for sufficient housing, including the unmet housing needs of neighbouring authorities is also a soundness issue in respect of ensuring that local plan has been positively prepared (i.e. NPPF soundness test a)).

### **SUSTAINABILITY APPRAISAL (SA)**

7. The Council has commissioned a focused update of the emerging Local Plan's SA that takes into account the changes made to the Plan since the previous Regulation 19 draft Local Plan consultation in 2020. Given the changes to the RLP, this is considered necessary from a legal perspective, so the SA update is welcomed by Persimmon.

### **CLIMATE CHANGE**

8. Planning for climate change is a legal requirement under the Climate Change Act 2008 (see also Paragraph 153 of the NPPF). The issues associated with Climate Change are many, but it is PHSC's view that the RLP has provided policies that will address such issues (although in some instances we have recommended changes to policy wording). The Plan also includes a specific policy on climate change (Strategic Policy CC1). As such, in PHSC's view, the Council has discharged its legal duties for Plan-making with regards to climate change.

### **HABITATS REGULATION ASSESSMENT (HRA)**

9. The Council has commissioned a focused update of the emerging Local Plan HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. Given the changes to the RLP, this is considered necessary from a legal perspective, so the HRA update is welcomed.
10. With regards to PHSC's land interests in the Borough, the Council has resolved to allocate the site: Land east of Crofton Cemetery and west of Peak Lane (Policy H54) for housing development. The conclusion of the HRA in respect of this site is set out in detail under the detailed policy commentary on the H54 Policy.

### **3: SOUNDNESS ASSESSMENT OF REVISED LOCAL PLAN POLICIES**

#### **DEVELOPMENT STRATEGY**

##### **Strategic Policy DS2: Development in Strategic Gaps**

8. Whilst our comments made towards the previous Regulation 19 Plan in respect of the Fareham-Stubbington Gap and the Meon Strategic Gaps are still relevant, it is pleasing to see that the Council is again considering some growth in the Fareham-Stubbington Gap area (see Policies H45 and H55), despite it no longer progressing the Strategic Growth Area (SGA) concept first mooted in the March 2020 Regulation 18 Fareham Draft Local Plan 2036 Supplement<sup>1</sup>.
9. However, as set out below in Section 4 of these representations (and in PHSC's previous representations), the Persimmon is of the view that the Council has not gone far enough in terms of assessing whether further development could come forward within these extensive Gap areas, particularly in light of the significant housing needs for the Borough and the extensive unmet needs of neighbouring LPAs as discussed later in this Statement.

#### **HOUSING NEED AND SUPPLY**

##### **Strategic Policy H1 Housing Provision**

10. A key driver for the Council undertaking this additional Regulation 19 consultation is because it is now applying the correct Standardised Methodology Local Housing Need (LHN) figures (as opposed to the draft Standardised Methodology that was consulted on by Government in August 2020 but subsequently dropped). This change of approach is welcomed and indeed necessary if the Council's RLP is to be found sound at examination. By applying the correct Methodology, the Council's LHN has increased from 403 dpa (as per the previous Regulation 19 Plan) to 541 dpa. A consequence of this change is that the Council has needed to find additional supply sites to meet its housing needs.

##### *RLP Plan Period*

8. As set out in the Council's 2021 Local Development Scheme, an allowance of approximately nine months has been made for the examination of the RLP with adoption estimated for Autumn/Winter 2022. However, in PHSC's experience, and given the shortcoming of the Plan set out in these representations, it is considered likely that the Plan will not be adopted until year 2022/23. Should this be the case, it will be necessary for the Council to extend the Plan period by a further year so the requisite 15 years is covered as is required by national planning policy (NPPF Paragraph 22).

##### *Sub-regional Unmet Housing Needs*

9. As set out in Paragraph: 010 Reference ID: 2a-010-20201216 of the Planning Practice Guidance (PPG), LHN is the 'minimum starting point' for determining a Local Plan's housing requirement. Councils are required to consider other factors, for example unmet needs from neighbouring LPAs that may necessitate an uplift to LHN.

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<sup>1</sup> As confirmed in this draft Plan (Paragraph 3.8), the SGA concept was proposed as a means of meeting unmet need in the sub-region.

10. In the regard, it is noted that the RLP proposes to add 900 homes to LHN to arrive at housing requirement of 9,556 across the plan period 2021-37 (which is equivalent to an average of 597 dpa). This increase represents a c.10% increase on LHN. When this is considered against the significant housing shortfall across the Partnership for South Hampshire (PfSH) sub-region, it is clear that the Council's proposed uplift is woefully inadequate. Table 1 below provides an indication of the extent of unmet across the sub-region.

*Table 1: Comparison of housing need and supply and extent of sub-regional housing shortfall 2020 – 2036*

Local Authority	Annual Housing Need	Total housing need 2020 –	Supply = Commitments,	Shortfall/surplus
	using Standard Method (dpa)	2036	local plan allocations + windfall estimate	
East Hants (part)	112	1,792	1,169	-623
Eastleigh	694	11,104	8,335	-2,769
Fareham	514	8,224	6,550 <sup>26</sup>	-1,674
Gosport	344	5,504	2,919	-2,585
Havant	504	8,064	8,822	+758
New Forest	785	12,560	10,035	-2,525
Portsmouth	854	13,664	12,995	-669
Southampton	1,002	16,032	12,904	-3,128
Test Valley (part)	181	2,896	3,135	+239
Winchester (part)	235	3,760	5,986	+2,226
<b>Total</b>	<b>5,225</b>	<b>83,600</b>	<b>72,850</b>	<b>-10,750</b>

Source: Report to the Partnership for South Hampshire Joint Committee, 30 September 2020: Statement of Common Ground – Revision and Update (Table 4: Comparison of housing need and supply 2020 – 2036)<sup>2</sup>

11. As Table 1 demonstrates, as at September 2020, the shortfall in housing across the PfSH area equates to nearly 11,000 homes. However, since this assessment was undertaken, due to changes in the Standard Methodology (which include a 'city uplift'), the LHN figure Southampton has increased to 1,389 dpa (equivalent to an additional 315 dpa). This is a significant rise in LHN for Southampton Cit. In light of Table 1 above, without a commensurate and significant increase in supply in Southampton City (which is considered unlikely) the sub-regional shortfall is likely to have increased. The negative impact on housing delivery as a result of COVID-19 and challenges presented by nitrate neutrality issues in the Solent area is also likely to have further exacerbated the sub-regional shortfall.

<sup>2</sup> <https://www.push.gov.uk/wp-content/uploads/2020/09/Item-8-Statement-of-Common-Ground-Update-30.09.20.pdf>

12. The Council will be aware that Fareham Borough straddles both the Southampton (Western) Housing Market Area (HMA) and the Portsmouth (Eastern) HMA<sup>3</sup> and therefore has a vital role to play in terms of addressing housing needs of other LPAs given its relatively unconstrained nature, strong land availability and its strategic transport links to the major cities in the Solent sub-region.
13. Focussing on the Portsmouth HMA, which includes key settlements of Fareham, Stubbington and Portchester, it is noted that in the 2019 Regulation 19 Havant Borough Local Plan that Havant Council was previously intending to accommodate around 1,000 dwellings of the sub-regional unmet need. However, as shown in the current Submission draft Plan, which is currently the subject of examination<sup>4</sup>, Havant is no longer seeking to meet any of the sub-region's unmet needs. Turning to Gosport Borough, which is a highly constrained authority with limited land available to accommodate growth, it is understood this Council has not yet made a formal request to Fareham Council to take any of its unmet. However, this does not mean that unmet in Gosport does not exist. Anecdotally, it is understood that the unmet housing needs in Gosport Borough are likely to be in region of 2,000 dwellings. Given that only a relatively small part of East Hampshire and Winchester Districts fall within the Portsmouth HMA, the scope for these LPAs to accommodate growth in this part of the Solent sub-region is curtailed.
14. With regards to Portsmouth, where the issue of unmet need is most acute, it is noted that the City Council published a Regulation 18 draft of the Plan for consideration by its Cabinet members meeting on 27<sup>th</sup> July 2021<sup>5</sup>. As shown in Table 2 of the draft Plan, Portsmouth City Council (PCC) has identified a 1,000 home unmet need that is required to be accommodated elsewhere. However, if one delves deeper into the supply sites set out in the emerging Portsmouth Plan, it is clear that there are a number of strategic sites in Portsmouth that are unlikely to come forward within the Plan period (or at least unlikely to deliver at the anticipated rates set out in the Plan).
15. PHSC's concern with regards to Portsmouth supply is largely concerned with the development proposals for the City Centre area (4,605 dwellings) (see Portsmouth Plan Policy S1) due to viability issues, existing uses and multiple ownership (see Paragraphs 7.1.14 of the emerging Portsmouth Plan where some of these delivery issues are detailed). Persimmon's concerns are also levelled at key parts of the Tipner area (see Portsmouth Plan Policy S2), in particular the Tipner West site (also known as Lennox Point), which is proposed to deliver in excess of 3,500 new homes<sup>6</sup>. With regards to Tipner West, as shown at **Appendix 2**, the site is adjacent to national and international ecological designations including the Portsmouth Harbour Ramsar site, Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA).

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<sup>3</sup> This area includes Portsmouth City Council, Havant Borough Council, Gosport Borough Council and parts of Fareham, Winchester and East Hampshire.

<sup>4</sup> The Submission Havant Borough Plan can be viewed by following this link:

<https://cdn.havant.gov.uk/public/documents/CD01%20Submission%20Local%20Plan%20Format%20Update%20June%202021.pdf>

<sup>5</sup> The Regulation 18 Portsmouth Plan can be viewed by following this link

<https://democracy.portsmouth.gov.uk/documents/s31724/Draft%20Portsmouth%20Plan%20-%20Appendix%20A%20-%20Draft%20Reg%20A.pdf>. Tipner

<sup>6</sup> The Tipner West development proposals are detailed on the Council's dedicated webpage that can viewed by following this link: <https://lennoxpoint.com/>



However, to make the ecological impact of this site worse still, the Council is proposing land reclamation that will effectively 'eat' into these designations. The site should not therefore be classed as suitable for development. Viability of the current Tipner West proposals has also not been adequately assessed. Values in Portsmouth are challenging and when combined with the considerable build cost (for example, but not limited to, extensive under-croft parking) and costs associated with the land reclamation and land remediation, the site is unlikely to be viable. When these issues are considered in round the Tipner West site cannot, at this stage, be claimed to be developable. As such, the housing numbers from this site (and the City Centre sites) should not be counted towards PCCs housing requirements. It follows, therefore, that Portsmouth's housing requirement to be reduced accordingly, and this unmet need should then be accommodated elsewhere in the Portsmouth HMA area. In Persimmon's view, Fareham Borough is the most appropriate location for this unmet need to be addressed.

16. It is also noteworthy, as set out in minutes of the above PCC Cabinet meeting, that even the political leaders of Portsmouth Council are not convinced that the Tipner development should/will be brought forward. The Decision summary of the Cabinet meeting (partly reproduced in the bullet points below) in relation to Tipner is telling:

*6. Also believed the target cannot be met without significant impact on the protected habitats that surround Portsmouth. It would be wholly wrong for the Government to unaccountably require the Council to cause environmental harm by over-riding environmental protection legislation.*

*7. Asked therefore the Leader to write to the Government to establish whether the Secretary of State for Housing Communities and Local Government believes the housing target and the necessary associated development in the Tipner-Horsea Island area are of such overriding public interest as to justify the scale of development required and the impacts on the ecology of the Solent Waters.*

17. In light of the above, there is a real danger that the unmet needs in Portsmouth City are being significantly underestimated in the City Plan; potentially to tune of nearly 3,500+ additional homes should Tipner be deemed as undeliverable, and possible nearly 5,000 additional homes should the City Centre sites not come forward as planned. Given that the emerging Fareham Plan (and emerging Havant Plan for that matter) are proceeding in advance of the Portsmouth Plan<sup>7</sup>, it is important that a realistic understanding of unmet needs emanating from the City is established now so that Fareham Borough Council is able to make an appropriate contribution towards meeting such need through this current plan cycle. Should this not occur, and the Fareham Plan proceeds without due regard to the above, there is strong possibility that City's unmet need will be not be addressed due to the misalignment of the respective Local Plan production timetables for these LPAs.
18. To summarise on unmet housing needs relevant to the Fareham RLP; the Council's suggested contribution of 900 homes towards unmet supply is wholly inadequate in the context of

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<sup>7</sup> The Portsmouth LDS (July 2021) (Cabinet Draft) anticipates submission of the City Plan toward in Spring 2022 with adoption towards the end of 2022. A copy of the Portsmouth LDS can be viewed by following this link: <https://democracy.portsmouth.gov.uk/documents/s31717/Local%20Development%20Scheme%20update.pdf>

extensive sub-regional unmet needs across the PFSH area (at least 11,000 homes) and with regards to the Portsmouth HMA as summarised in Table 2 below.

*Table 2: PHSC Analysis of Unmet in the Portsmouth HMA*

	LPA confirmed unmet need	PHSC expected unmet need
Portsmouth City	1,000	3,500 – 8,105
Gosport Borough	TBC	2,000
Havant Borough	0	0
East Hampshire (part)	0	0
Winchester (part)	TBC	TBC
Total	1,000	5,500 – 10,105

19. Whilst the above situation is clearly challenging, it is PHSC's view that **the Fareham RLP can still be found sound with reference to NPPF soundness test a) subject to modifications including the inclusion of additional housing sites to meet sub-regional unmet housing needs.** As such, the above situation should not prevent the Council from submitting the RLP for examination, as it is considered that a pragmatic approach to the examination can be taken whereby omission sites are considered as part of the examination process. This approach has been taken in respect of the Havant Local Plan examination, where the Inspectors have struck an appropriate balance between the need to progress a Local Plan in a timely fashion whilst also recognising that there are deficiencies in terms of housing supply.

#### Further Uplifts to H1 Requirements

20. In addition to our concerns above regarding the Policy H1 Housing Requirement, Councils are advised through national planning policy / guidance to consider whether any adjustments should be made to the LHN figure to account for other factors (alongside DtC issues) such as economic growth and affordable housing provision (which appears to be absent from the RLP). With regards to affordable housing, the Council commissioned a Housing Needs Survey as part of its previous 2020 Regulation 18 consultation draft Plan in 2017. At the time, the Survey suggested that there is a net affordable housing need of 302 dpa, which equates to approximately  $\frac{3}{4}$  of the H1 housing requirement. Whilst the Standard Methodology accounts for affordability (or lack thereof in Fareham's Borough's case), actual affordable housing need indicates that a further uplift to Fareham's LHN may be necessary.

#### Stepped Housing Requirement

21. The H1 Policy Requirement is expressed in the RLP as a stepped housing requirement, which backloads housing delivery towards the latter part of the Plan period. This approach is at odds with the NPPF's objective to boost the supply of housing (see Paragraph 60) and therefore **the RLP is unsound in the context of soundness test b). To remedy this issue, Policy H1 should be expressed as an average requirement; it should not be stepped.**



*RLP Housing Supply: Windfall Allowance*

22. Policy H1 includes an estimated 1,224 windfall dwellings. The Council's Housing Windfall Projections Background Paper (June 2020) does not provide a detailed breakdown of which sites are being considered as windfall. The Council's figures cannot therefore be scrutinised. Until such time as the Council publishes this detail underpinning the windfall allowance, this element of the supply should not be counted towards the Council's housing requirement.

*RLP Housing Supply: Proposed Housing Allocations*

23. Allied to above, a further 3,358 homes are identified on Housing Allocation sites (i.e. sites prefixed with a HA reference in the RLP). However, a number of these sites are rolled forward allocations from the current adopted Local Plan - and in some cases (i.e. HA29 and HA30) are sites that formed part of the Western Wards growth area that was originally identified in the 1970's - but have failed to be delivered. As such, it is questionable whether the Council has properly assessed deliverability / developability of some of the proposed allocation sites comprising its supply. It is advisable therefore that the quantum of housing expected from some of the questionable supply sites should not be counted against the housing requirement in the Plan, and alternative sites (such as those set out in the Omission Sites section of PHSC's representations) should be identified to ensure the Council's housing requirements are met.

*RLP Housing Supply: Welborne*

24. In addition to the above, the deliverability issues associated with Welborne are well documented. The Oakcroft Lane appeal proposal (discussed in greater detail below under Policy H54 below) Statement of Case (May 2021) (SOC) (see **Appendix 3**) that has been prepared by Savills on behalf of Persimmon Homes provides a detailed analysis of the likely delivery timescales of the Welborne site (see SOC Paragraphs 7.18 to 7.45 in particular). Whilst this SOC focusses on the current five year supply period (i.e. 2021/22 to 2025/26), it confirms that first completions at Welborne are unlikely to occur until around year 2024/25 or 2025/26 (as opposed to first completions in 2022/23 as per the Council's trajectory). The consequence of a delay to the start of the site, would mean that the Council's Welborne trajectory would be 'pushed back' further in the Plan Period resulting in further units at being delivered outside of the plan period. This would have the effect of further reducing the Council's housing supply across the plan period. The further reduction in supply should be addressed through the identification of further omission sites to 'plug' this gap.

**Policy HP4 Five-Year Housing Land Supply**

25. With regards to the first Paragraph of this Policy, the Council's has suggested a change of wording that states that a development 'will be' permitted as opposed to 'may be' permitted. This amendment has created a positively worded policy and has removed any potential for ambiguity in its implementation by decision-makers. This is supported by PHSC.
26. With regards to criterion (b) the Policy states that a development should be '...integrated with the neighbouring settlement'. It is unclear whether this mean a physical link between the development and the adjoining settlement or whether that a development should be integrated in design terms. This needs to be clarified.

27. Criterion c) seeks to prevent development in a strategic gap that may significantly affect its integrity. As per our comments in respect of Policy DS2, this is a highly subjective policy criteria that will be challenging to interpret by decision-makers and applicants alike. It is also noted that Policy DS2 sets out different policy requirements with regards to the protection of Strategic Gaps (i.e. proposals should not affect the physical and visual separation of settlements). This has the potential to create an internal conflict within the Plan as it is unclear which policy requirements (either HP4 or DS2) would take precedent where the Council is unable to demonstrate adequate five year supply. It is suggested therefore that the wording for Criterion c) is deleted or replaced with a cross reference to Policy DS2 (including Persimmon's suggested amendments to Policy DS2).

## **HOUSING ALLOCATION POLICIES**

28. The following section address some of the key allocation sites identifies in the RLP.

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

29. This is new Policy in the RLP that identifies a 'Broad Location for Growth' within Fareham Town Centre that is expected to deliver 620 new homes within years 10-16 of the Plan period.
30. The BL1 Policy states that there are a number of sites that form part of the 'Broad Location', including the surface and multi-storey car parks, the police station and bus station offices, Fareham Shopping Centre, Fareham Library, Ferneham Hall and the Civic offices. However, the RLP does not ascribe a capacity to any of these sites, so it is not possible to confirm whether the overall capacity for the BL1 Policy is accurate. It is noted that sites proposed in the previous iteration of the emerging Plan (i.e. FTC1: Palmerstone Car Park and FTC2: Market Quay), which are both located in the BL1 area, were identified as having a combined capacity of 120 dwellings but have now been deleted from the Plan. These FTC sites were originally perceived by the Council as key regeneration sites so their deletion from the RLP casts considerable doubt over whether the other sites in the BL1 area are likely to come forward.
31. Furthermore, given that the RLP anticipates that development within this Broad Location will come forward towards the end of Plan Period (i.e. a developable housing site), in line with the NPPF Glossary, the Council should be satisfied that there is '*a reasonable prospect that [it] will be available and could be viably developed at the point envisaged*'. PHSC has not been able to find any such assessment in the Council's Plan or in the supporting evidence base (including the SHELAA). Indeed, the Policy wording for BL1 seems to indicate the opposite; that viability of re-development in the BL1 area will be very challenging and that many sites may not be available for development due to existing uses / multiple ownerships.
32. Whilst PHSC recognises that Local Plans should be ambitious, they should also be realistic and deliverable. As such, it is Persimmon view that the BL1 site should continue to be identified in the Plan (in order to allow the proposed Town Centre SPD to be brought forward and set the framework for the proposed regeneration proposal of BL1), but any supply for BL1 should be excluded from the RLP plan period supply. The position regarding the BL1 site can then be reassessed as part of the requisite Plan review that will need to take place in 5-years following adoption of the Plan.

#### **Policy HA54: Land east of Crofton Cemetery and west of Peak Lane**

33. Policy HA54 relates to a site located to the north of Stubbington that is controlled by Persimmon Homes.
34. The following section of these representations set out the planning background for the H54 site before providing commentary on the Policy wording and the relevant Local Plan evidence base.

#### H54 Planning Context / Background

35. By way of background, a planning application was submitted by PHSC in March 2019 on the H54 site for development proposals comprising 261 new homes and supporting uses (LPA Application Ref: P/19/0301/FP). This application was refused in August of the same year. The Decision Notice associated with this application is provided at **Appendix 4**.
36. In response to this refusal, PHSC made significant revisions to the 2019 scheme, and submitted a revised planning application in July 2020 for 206 new homes and associated development (LPA Application Ref: P/20/0522/FP). As demonstrated though the Case Officer's Reports to Planning Committee (see **Appendix 5 and 6**), following detailed and extensive technical work and negotiation between the Council and Persimmon Homes, the application was recommended for approval by officers. However, the scheme was subsequently refused by members at Planning Committee in February 2021 (see Decision Notice at **Appendix 7**). For brevity, the key Plans and technical evidence base supporting the 2020 application (and as considered most relevant to the H54 Policy) are listed below and are provided with these representations for ease of reference for the Council and the Inspector(s). However, Persimmon would urge the Council and the Inspector(s) to review the application / appeal proposals information in full<sup>8</sup>.
- Location Plan (**Appendix 8**)
  - Site Layout Plan (**Appendix 9**)
  - Building Heights Plan (**Appendix 10**)
  - Landscape and Visual Impact Assessment (**Appendix 11**)
  - Ecology Management Plan (**Appendix 12**)
  - Shadow Habitat Regulation Assessment (**Appendix 13**)
  - Flood Risk Assessment (**Appendix 14**)
  - Archaeological Written Scheme of Investigation (**Appendix 15**)
  - Archaeological Desk-Based Assessment (**Appendix 16**)
  - Arboricultural Method Statement (**Appendix 17**)
  - Travel Plan (**Appendix 18**)
37. In light of the above, it is Persimmon's strong and considered view that the H54 site is capable of delivering 206 new homes and that application should have been approved by the Council. PHSC has therefore lodged an appeal against this refusal (Appeal Ref:

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<sup>8</sup> A link to the application is as follows:

<http://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/20/0522/FP&uprn=10012131685>

APP/A1720/W/21/3275237). The appeal inquiry date is 19<sup>th</sup> October 2021. Based on the Council's LDS (June 2021), it is likely that the appeal will be decided part way through the RLP examination. It is suggested, therefore, that the Planning Status section of the H54 Policy should make reference to the live appeal.

38. Following the refusal of the revised the 2020 application, the Council published an updated version of its Regulation 19 Local Plan in June 2021 (which is the subject of these representations). The 2021 Regulation 19 Plan identified Persimmon's site as a housing allocation (Policy H54: Land east of Crofton Cemetery and west of Peak Lane) for 180 new homes. Without prejudice to the comments set out in these representations (and PHSC's appeal case), the Company has submitted a revised planning application for 180 dwellings, which aligns with the site capacity set out in the emerging H54 Policy. However, for the avoidance of doubt, PHSC remain firmly of the view that the site is capable of delivering a minimum of 206 new homes.

#### H54 Policy and Relevant Local Plan Evidence Base

##### *SHELAA*

39. Persimmon strongly supports the allocation of the H54 site in the emerging Local Plan, and welcomes the Council's acknowledgement that the principle of residential development at the site is acceptable.
40. The site was not included as a draft allocation in the 2020 Regulation 19 draft of the Plan but, as confirmed in the SHLEAA 2021, a re-assessment of the site (SHELAA Ref 1341) by the Council resulted in it being deemed 'suitable', 'available' and 'achievable' and therefore a 'developable' housing site (i.e. it can be brought forward in the post-five year period). Persimmon supports the SHLEAA's conclusion with regards to the site's 'suitability', 'availability' and 'achievability', and the Company confirms (as evidenced in the technical reports associated with the 2020 application) that there are no issues/constraints associated with the site that would prevent it from being brought forward for housing in the short term.
41. As touched upon above, however, Persimmon do not support the 2021 SHELAA conclusion that site is only capable of accommodating 180 new homes, and contend that the site is capable of delivering a minimum of 206 new homes. Paragraphs 4.9 to 4.11 of the SHELAA confirm that site capacities have been determined using a generic gross to net conversion (60% gross to net for sites above 2ha) before applying a density multiplier to the resulting net area (usually 30 dph, but lower densities are applied where surrounding existing development justifies a reduction). Given that the SHELAA identifies the site as having a gross area of 19.25, using the Council's gross to net conversion (i.e. net area of 11.55ha), the net density of the site would equate to only 15.6 dph. Notwithstanding the fact that the Case Officer and the Council's Urban Designer deemed 206 dwellings to be appropriate for the site, it is clear that the SHELAA capacity of 180 dwellings is very low. Furthermore, the net density applied by the Council bears little relationship to the character and prevailing density of the surrounding area; particularly that of the existing development immediately to the east of the site around Spartan Drive (**Appendix 19**) and Summerleigh Walk (**Appendix 20**) that have the strongest relationship with the H54 site (c. 24 dph and 29 dpa, respectively)<sup>9</sup>. Were these net densities

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<sup>9</sup> It is noted that the net density of the existing development located beyond the woodland area to the south of the site, around Mark's Tey Road (**Appendix 21**) is calculated at approximately 15.9 dph. However, the

applied to the Oakcroft Lane net area (as determined through the Council's SHELAA methodology) the resulting yield for the site would be between 277 and 334 dwellings.

42. PHSC would caution against such crude density-based assessments of site capacity for housing allocations, as development quantum is, in Persimmon's view, far better understood through site-specific constraint analysis / technical assessment and design work (as has been the case with the appeal proposals). It is also noted that the development to the south around Mark's Tey Road (which appears to have been the driver for 180 capacity at H54) does not include a varied mix of housing (comprising of only large detached dwellings) nor any affordable housing provision. To use the net density of this residential area as justification for a very low density development at the Oakcroft site is therefore unjustified and unreasonable. It is clear, based on the above, that the 280 homes capacity (as advocated by Persimmon Homes) sits comfortably within the lower end of the 24-29 dph density range cited above. In Persimmon's view, the Council's approach to assessing the site's capacity in the SHELAA is overly simplistic, does not take proper account of the site's context, and has not had regard to the detailed technical work undertaken and submitted by PHSC as part of the 2020 application / appeal proposals. Furthermore, by proposing the site for only 180 dwellings, the Council is not making an effective use of land in line with the requirements of the NPPF (see NPPF Paragraph 119, in particular).
43. Turning to the delivery timeframe of the H54 site, there appears to be some confusion in terminology used in the SHELAA 2021. Persimmon are of the view (and this appears to be confirmed in SHELAA 2021 commentary) that the site is 'deliverable' (i.e. it can be brought forward entirely within first five years of the Plan, based on adoption date set out in the LDS). An update to the Council's SHELAA 2021 to confirm the above is therefore required. It would also be beneficial for the Council to include a detailed trajectories for the individual sites that comprise its supply (including the H54 site) to allow proper scrutiny of the Council's assumptions (including for the five year period). To assist the Council, Persimmon has provided its anticipated delivery trajectory for the H54 site (based on a 208 site capacity). This is set out in Table 3 below.

*Table 3: PHSC H54 Delivery Trajectory*

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
0	28	50	50	50	30

44. It is clear, given our comments above (particularly those made in relation to housing requirements and supply), that the Land east of Crofton Cemetery and west of Peak Lane site forms a vital component of the Council's housing land supply both in terms of the five year supply and the Local Plan supply across the plan period more generally. As such, the Council should not be seeking to unnecessarily (and without adequate justification) limit the capacity of the H54 site to 180 homes. This is at odds with requirement in the NPPF to positively plan for development, including meeting the housing needs of the Borough and the extensive unmet needs of neighbouring LPAs. Furthermore, as demonstrated by the

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relationship between this residential area and the H54 site is poor due to the intervening vegetation and large residential property and grounds at 18 Lychgate Green.



Officer Report and the supporting technical work for the 2020 application this proposal, combined with the deficiencies in the approach taken in the SHELAA, the 180 dwelling capacity proposed in the draft Plan is not justified by evidence. **As currently drafted this element of the Policy may not be regarded not sound, but could be made sound through a modification that increases the site capacity to a minimum of 206 new homes<sup>10</sup>.**

45. Alongside the proposed allocation of the site, the Council is proposing that the southern part of the H54 site (south of Oakcroft Lane) is removed from the Strategic Gap designation. This proposed amendment to the gap boundary in this location is justified by the Technical Review of Areas of Special Landscape Quality and the Strategic Gaps (September 2021) evidence base (notably Paragraphs 8 and 12), and is therefore strongly supported by PHSC.

#### *Strategic Flood Risk Assessment*

46. It is noted that the Council has undertaken an update of the Strategic Flood Risk Assessment for Fareham (2021). The update report confirm that, from a flood risk perspective, *'Safe development is achievable by taking the sequential approach on [the H54] site'*. Persimmon concurs with this assessment, which corroborates the evidence prepared in respect of the application / appeal proposal. The report concludes that it is appropriate to allocate the site, but, as detailed in the section below, PHSC do not agree with the report's assertion that it is necessary for the H54 Policy to *'stipulate that areas at risk of flooding now and in the future must be avoided'* as this repeats policy provisions that are found elsewhere in the RLP.

#### *H54 Policy Criteria Analysis*

47. Turning to the policy criteria of H54, Persimmon Homes supports Criterion a) (subject to the capacity changes set out above) and Criterion b) that relates to the position of the primary highways access point.
48. With regards to Criterion f) (building heights), it is considered that the requirements of this element policy could be adequately address through the application of Policy D1: Design. It is also noted that the Council has not provided any evidence to support a restriction on building heights to two storey. Criterion f) is therefore unnecessary and unjustified and should be deleted. However, should the Council seek to retain Criterion f), the maximum building height should be two storey with accommodation in the roof (i.e. 2.5 storeys) as this was considered acceptable in design and landscape terms by officers as demonstrated through the 2020 application. Allowing for some two storey buildings within the accommodation roof-space is considered to be a more efficient and effective use of land that allows living space to be maximised without increasing the height of the buildings significantly; this approach is supported by NPPF<sup>11</sup>. Alternatively, as there is no statutory definition of storey height (and considerable variation between housing types), Criterion f) may be better expressed in terms of the maximum ridge height of buildings. As demonstrated through the 2020 application, in particularly the Landscape Visual Impact Appraisal work, no harm was demonstrated with regards to the proposed houses, which comprised a maximum ridge height of 9.6m. In Persimmon's view, therefore, a maximum

<sup>10</sup> For the avoidance of doubt, and for consistency with our comments set out above, the Local Plan's housing requirement and the allocation policy capacities should be expressed as a minimum number of homes.

<sup>11</sup> The approach is also in general conformity with the Government's drive to encourage upwards development on existing buildings through 'Airspace Development' (i.e. adding extra storeys to create extra square footage from the same footprint at ground level) and loft conversion permitted development rights.

ridge height of 10m may be a more appropriate restriction for the heights of buildings at the H54 site.

49. Turning to Criterion k) (Construction Environmental Management Plan to support a planning application), it is Persimmon's view that this requirement would be better set out in an updated Local List (or a separate policy in the draft Plan), as opposed to be referenced in individual site allocation policies. This is because the requirement for a Construction Environmental Management Plan may also be applicable to other (windfall) sites that are not identified in the Plan.
50. With regards to Criterion i), as set out in Table 4 below, it is Persimmon view that this policy provision is addressed through other Local Plan policies, national planning policy and legislation (notably the Community Infrastructure Regulations 2010 (as amended)). It is also considered that it is not necessary for the Criterion i) to specify what new provision and/or contributions should be sought from the development. This should be determined at the point an application is submitted and through negotiation with the LPA and relevant bodies, having regard to existing provision, demand created by new development and the Council's own Infrastructure Delivery Plan (which is a live document and may be subject to change, as confirmed in Paragraph 10.28 of the draft Local Plan).
51. The Council will be aware that, the NPPF requires Local Plans to be succinct (Paragraph 15) and to avoid unnecessary duplication of policies (Paragraph 16). It will also be aware that, when considering applications for development, the Local Plan should be read as a whole. In this context, with regards to the remaining criteria of the H54 (namely criteria c), d), e), g), h), i), j) and l)), in order for the Plan to be consistent with national policy (and therefore meets NPPF soundness test d)), the following criteria should be deleted from H54. For ease of reference, Table 4 below sets out the individual H54 criteria and the associated policies contained elsewhere in the Plan and/or National Policy and legislation that cover these particular issues.

*Table 4: H54 Policy Criteria Analysis*

<b>H54 Criterion</b>	<b>Relevant other Local Plan Policy / National Policy</b>
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.	<ul style="list-style-type: none"> <li>• LP Policy CC2</li> <li>• NPPF Section 14</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE3 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> </ul>
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 shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and NE5</li> <li>• NPPF Section 15</li> <li>• The Conservations of Habitat and Species Regulations 2017 (as amended)</li> <li>• Fareham Design SPD</li> </ul>

g) A network of linked footpaths within the site and to existing PROW shall be provided.	<ul style="list-style-type: none"> <li>• LP Policies D1 and TIN2</li> <li>• NPPF Para 100</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policies NE6, NE9 and D2</li> <li>• NPPF Para 174</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
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.	<ul style="list-style-type: none"> <li>• LP Policy HE3</li> <li>• NPPF Section 16</li> </ul>
l) Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3.	<ul style="list-style-type: none"> <li>• LP Policies TIN1, TIN4 and NE3.</li> <li>• NPPF Para 34</li> <li>• Community Infrastructure Levy Regulations</li> </ul>

52. It is noted that, alongside the H55: Longfield Avenue housing allocation policy working, the Council has produced a 'Land Use Framework Plan' to the support this proposal. The Framework Plan appears to identify the land to the north of Oakcroft Lane (that forms part of Persimmon's H54 site) as part of the Longfield Avenue proposal<sup>12</sup>. Persimmon has had no discussions with the Council (or the promotor of the H55 site) on this matter. It is therefore surprising and concerning that the Council has identified Persimmon controlled land on the Framework Plan when this does not relate to the H54 allocation. Should the Council and/or site promotor wish to use Persimmon's land to support the H55 allocation, it is imperative that this is formally discussed with PHSC. In the absence of such discussions it may not be possible to regard the H55 as a deliverable/developable housing allocation. If this land is not required to deliver the H55 allocation, to avoid any confusion for reader of the Plan, this land should not be shown as shaded green on the H55 Framework Plan.

#### HRA

53. The Council has commissioned a focused update of the emerging Local Plan's HRA that takes into account the changes made to the Plan since the previous Regulation 19 draft Plan. This update considers the H54 proposed allocation and concludes that, in terms of the requirement Habitats Regulations, the site can be allocated. It should be noted that as part of the Oakcroft Land appeal proposal, PHSC submitted a site specific 'shadow' HRA. The

<sup>12</sup> Albeit that this land is shown to be located outside of the H55 red line boundary.



report prepared by ECOSA (and appended to these representations) concluded the following:

*'The screening stage of the shadow Habitats Regulation Assessment concluded that there would be a likely significant effect as a result of the proposals on European sites within the Zone of Influence of the proposals when considered both alone or in combination with other plans or projects. Therefore, an Appropriate Assessment was required in order to determine whether the proposals would have an effect on the integrity of these sites.'*

*'Following the incorporation of appropriate mitigation, including creation of a new Ecological Enhancement Area, financial contributions to the Solent Bird Aware strategy and implementation of pollution control measures it has been concluded that there would be no adverse impact on site integrity either alone or in-combination with other plans or projects on the Solent and Southampton Water SPA/Ramsar site, Portsmouth Harbour SPA/Ramsar site, Solent Maritime SAC and Solent and Dorset Coast SPA.'*

54. It is also noted that the officer report (including those comments made by the Council's ecologist) did not consider that the application should be refused due to HRA issues.

#### Conclusions on Policy H54

55. To conclude on the H54 Policy, PHSC support the principle of the allocation but not the current drafting, which fails the soundness tests in respect of: not being positively prepared, not being justified nor consistent with national policy. However, in the Company's view the Policy could be made sound through a number of changes. For ease of reference PHSC has suggested alternative policy text for the H54 site. This is provided at **Appendix 22**.

## **CLIMATE CHANGE**

### **Strategic Policy CC1: Climate Change**

56. PHSC previous comments made in response to Policy CC1 still stand. However, it is noted that Criterion e) now makes reference to the exceedance of Building Regulation requirements. It is assumed that this new element of the Policy is referring to the Optional Building Regulations. If this is the intention of the Policy, the Policy working should confirm / clarify this.

## **NATURAL ENVIRONMENT**

### **Policy NE2: Biodiversity Net Gain**

57. PHSC's previous comments made in response to Policy NE2 still stand. However, Persimmon has a further comment to make in respect of this Policy with regards to the 10% Biodiversity Net Gain (BNG) requirement.
58. Paragraph 174 of the NPPF states that:

*‘Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*.... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;’ (PHSC’s emphasis)*

59. The NPPF does not, however, require ‘at least 10% net gain’. This provision is set out in the Environment Bill which has not yet received royal assent. Once the Bill becomes law, all Councils will be required to seek at least 10% BNG as part of planning applications.
60. Until such time as the Environment Bill becomes law, it is not appropriate for the Policy NE2 to specify the percentage BNG net gain. Instead, the amount should be determined through negotiation between an applicant, the Council and Natural England (where appropriate).
61. It is recognised, however, that the Environment Bill is relatively well progressed and may become law in the not too distant future. As such, the Policy should be redrafted so that at least 10% BNG (or whatever percentage eventually materialises through the Bill) will only be required once the Bill has become law (taking into account any transitional arrangements that may be set out in the emerging legislation).
62. It is also noted that Paragraph 6.30 of the supporting text to Policy NE2 states that the Policy will not apply to land contained within the Welborne Plan. As indicated above, once the Environment Bill becomes law all planning application will be required to achieve this required BNG increase. There are no provisions in the Bill to exempt sites (including Welborne) from this requirement. As such, Paragraph 9.30 should be deleted from the RLP.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

63. PHSC’s previous comments made in response to Policy NE2 still stand. However, the Company has a further comment to make in respect of this Policy with regards to Criterion c).
64. This element of the Policy requires that ‘*A suitable replacement habitat is provided on a like for like basis broadly close to the site*’ the Council’s evidence for this assertion is absent. Indeed as set out in legal advice commissioned by Havant Borough Council (see **Appendix 23**) in respect of its Warblington Farm bird mitigation proposal, it is only necessary for replacement habitat to mitigate the same population of bird species. Redrafting of this Policy is therefore required that takes into account the advice provided above.
65. It is also questioned whether it is appropriate for the Council to show the Solent Wader and Brent Goose Sites on the RLP Policies Map. The Council will be aware that Bird Aware Solent maintain a GIS database of the Wader and Brent Goose sites on their website<sup>13</sup>, and these sites are subject to relatively frequent change. By showing the Solent Wader and Brent Goose Sites on its Policies Map, the Map will quickly become dated, and could become

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<sup>13</sup> <https://solentwbgs.wordpress.com/page-2/>

misleading. It is PHSC's recommendation therefore that the Solent Wader and Brent Goose Sites are deleted from the RLP Policies Map.

#### **Policy NE8: Air Quality**

8. Persimmon Homes acknowledges the national direction of travel with regards to Electric Vehicles (EVs) and role they can play in addressing climate change issues. However, the Company would welcome further elaboration in the supporting text or policy regarding the specification of changing points, particularly with regards to expected power output / capacity.
9. There are practical issues (and potentially unintended consequences) with regards to site design that may arise through the implementation of this policy (including in relation to the retro-fitting of homes). PHSC would highlight that the Government currently provides a 75% subsidy to homeowners towards the cost of installing EV charging points. However, this subsidy is only available to properties that have on-plot parking. This should be considered by the Council in terms how parking should be accommodated in developments, as frontage on-plot parking is preferable in terms of the subsidy (as opposed to shared rear parking courts which are often favoured by Fareham Council). The Council should be aware of the potential design implications of this element of Policy NE8.
10. The Council should also be aware that as EV charging infrastructure become more prevalent in new developments, and the take up of EVs increases over time, the cumulative energy demands of said development will increase considerably therefore necessitating the provision of additional sub-stations as part of development that would otherwise not be required. It is unclear whether this has been factored into the Council Local Plan viability assessment.

#### **Policy NE10: Protection and Provision of Open Space**

11. The Council has proposed some additional wording to Policy NE10 as show below:

*'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 '*

12. The word 'clearly' introduces a significantly degree of subjectivity into the policy which is unnecessary and will ultimately make interpretation of the Policy more difficult for the decision-maker and applicants alike. It is PHSC's recommendation therefore that the word 'clearly' be deleted from the NE10 policy wording.

#### **4: OMMISION SITES**

13. PHSC's representations on the previous Regulation 19 Plan, highlighted six site that are being promoted by Persimmon on the periphery of Stubbington that were not selected for allocation in the draft Plan. With regards to the Land at Oakcroft Lane site (Site 6 in PHSC's previous representations), the Council has now identified this site for housing allocation (see above commentary on Policy H54). However, with regards to the other five sites listed in Table 5 below, the Council has opted not to take these site forward in the RLP. This is extremely disappointing in the context of the housing pressures evident in Fareham Borough.

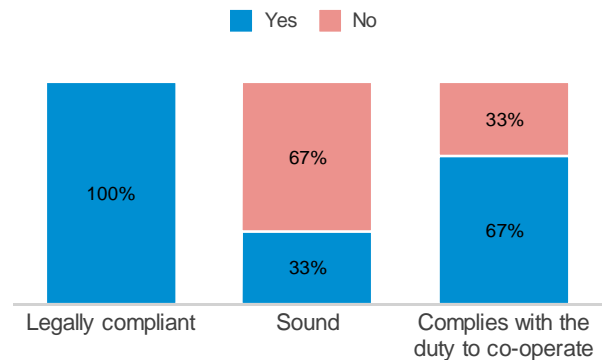
*Table 5: Persimmon Homes' Omission Sites*

Site Number	Address	Gross Area Acres (Hectares)	Site Capacity Estimate*
1	Land East of Burnt House Lane, Stubbington	23.53 (9.52)	240 - 320
2	Land West of Peak Lane, Stubbington	46.25 (18.72)	TBC
3	Land North of Titchfield Road, Stubbington	4.83 (1.95)	40 - 50
4	Land South of Titchfield Road, Stubbington	2.78 (1.12)	10 - 30
5	Land West of Cuckoo Lane, Stubbington	52.76 (21.35)	150-200
<b>Total</b>		<b>130.15 (53.08)</b>	<b>440 - 600</b>

\*Based on net developable area, not gross area.

14. It is noted that despite the Council revisiting a number of sites in the SHELAA, its conclusion with respect to the PHSC sites listed in Table 5 have not changed. As such the comments set out in PHSC previous reps still stand.
15. It is Persimmon view, **in light of the extensive unmet LHN and unmet sub-regional housing need more generally, the RLP is not currently sound. However, as highlighted above, the Plan could be made sound through consideration of omission sites (including those listed in Table 5) through the examination process and subsequent modification to the Plan.**

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	3	3	3
<b>Yes</b>	3 100%	1 33%	2 67%
<b>No</b>	0 0%	2 67%	1 33%



**Respondent: Mr Sophie Neal (307-371246)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

Sport England first raised concerns about para 9.129 in our response of 15 December 2020 to the previous iteration of the Local Plan. The paragraph seems to provide school/education sites where expansion is proposed with an exception policy to NE10. In our view, it would allow schools to expand onto the playing field and result in the loss of playing field land without having to meet the tests of Policy NE10. Sport England does not support such an approach and is considered to be contrary to NPPF para 99 as well as our own Playing Fields Policy. We therefore object to para 9.129.

**What modification(s) is necessary to make the Revised Pub...**

Sport England would ask that Para 9.129 is removed.

**How would the modification(s) you propose make the Revise...**

Removal of para 9.129 would ensure consistency with NPPF para 99.

**Your suggested revised wording of any policy or text:**

see above.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

**Respondent: Mr Owen Neal (307-551058)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

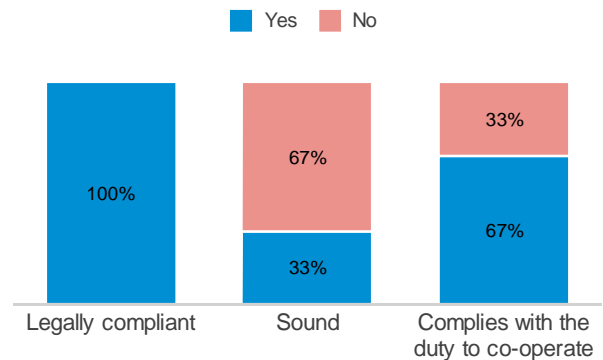
Sport England notes that the proposed amendment to the first limb of the policy strengthens protection against loss of open space including playing field land and improves consistency with the NPPF (now para 99 in the revised version) as well as Sport England's playing fields policy. However, we consider it could be further strengthened through the inclusion of the following wording: The open space, or the relevant part, is clearly shown to be surplus to local requirements as evidenced by a robust assessment of need and will not be needed in the long-term; or.....

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

---

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	3	3	3
<b>Yes</b>	3 100%	1 33%	2 67%
<b>No</b>	0 0%	2 67%	1 33%



**Respondent: Mr Sophie Neal (307-371246)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

Sport England first raised concerns about para 9.129 in our response of 15 December 2020 to the previous iteration of the Local Plan. The paragraph seems to provide school/education sites where expansion is proposed with an exception policy to NE10. In our view, it would allow schools to expand onto the playing field and result in the loss of playing field land without having to meet the tests of Policy NE10. Sport England does not support such an approach and is considered to be contrary to NPPF para 99 as well as our own Playing Fields Policy. We therefore object to para 9.129.

**What modification(s) is necessary to make the Revised Pub...**

Sport England would ask that Para 9.129 is removed.

**How would the modification(s) you propose make the Revise...**

Removal of para 9.129 would ensure consistency with NPPF para 99.

**Your suggested revised wording of any policy or text:**

see above.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

**Respondent: Mr Owen Neal (307-551058)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

Sport England notes that the proposed amendment to the first limb of the policy strengthens protection against loss of open space including playing field land and improves consistency with the NPPF (now para 99 in the revised version) as well as Sport England's playing fields policy. However, we consider it could be further strengthened through the inclusion of the following wording: The open space, or the relevant part, is clearly shown to be surplus to local requirements as evidenced by a robust assessment of need and will not be needed in the long-term; or.....

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

---



**Respondent: Mr Robert Marshall (287-5188)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Duty to co-operate is not applicable. NB This observation is on the totality of Policy TIN2 and paragraphs 10.1 - 10.19 The transport evidence is out of date and incomplete. The Plan introduces a significant new highway proposal in relation to the site West of Downend Road. The proposed link road through the site to a new junction on the A27 (link to M27 J11) is considered in the Downend Sites Highway Review, which relies on a significant body of work carried out during 2017-2020 in relation to planning applications. This work does not appear to be in the public domain. It refers to the use of the Sub-Regional Transport Model (SRTM) and identifies significant changes to traffic flows on key junctions. However, the SRTM (September 2020) included in the evidence base does not include this proposed new link road and junction and there are no references to it in the Strategic Transport Assessment.

**What modification(s) is necessary to make the Revised Pub...**

Prepare, publish and carry out consultation on an up-to-date Strategic Transport Assessment and SRTM. Publish the evidence prepared to support the proposal for a link road through the site west of Downend Road to a new junction on the A27 (link to M27 J11) that is referred to in the Downend Sites Highway Review

**How would the modification(s) you propose make the Revise...**

It would meet the requirement for a comprehensive and up-to-date evidence base.

**Your suggested revised wording of any policy or text:**

N/A

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

To ensure that the Fareham Society's views are discussed and an opportunity is given to respond to the views of others.


**Respondent: Ms Annie Bevis (266-281922)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

1) The plan/information given is not compatible with the number of houses expected to be built within the time frame. According to the plan, the building should have started last year. But last year we were advised that toxic chemicals had been found in the Solent and neighbouring lands putting a stop to any building plans. The study was started 20 years ago, you say. 2) There is no social housing sites on offer, as far as Henry Cort Drive estate is concerned there aren't very many bus routes accessing the employment spaces, in fact since COVID-19, there have been less buses available en route from Fareham towards Southampton.

**What modification(s) is necessary to make the Revised Pub...**

Start building fast or the Council will be breaking the law. Ensure that the builders stay on the job, especially as far as the modifications to Junction 10 are concerned.

**How would the modification(s) you propose make the Revise...**

Social housing has to be offered for the public consultation. Also a £300,000 house is not really considered as affordable by a lot of buyers, let alone a higher purchase price! More industrial zones have to be built nearer more popular areas.

**Your suggested revised wording of any policy or text:**

Change: unmet need is accommodated where it is practical to do so to will be met.

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

Because in a democracy, it is important for the public's voices to be heard. You are offering us a consultation, we have the right to be heard.



30<sup>th</sup> July 2021

FAO: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

**Fareham Local Plan 2037 Publication**  
**Revised Version Consultation**

Dear Sirs,

Please find attached comments from CPRE Hampshire regarding the Revised Version of the submission Fareham Local Plan 2037. We have only commented on those changes highlighted in red in the Revised Version and assume that our comments remain extant as per our submission on 15<sup>th</sup> December 2020. Our submission is attached as Appendix A.

It is important to state that it seems extremely strange to be filling in these arduous forms yet again. For those of us who are volunteers this is an onerous and time-consuming process, all done in our own free time.

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG for its housing numbers. CPRE Hampshire fundamentally rejects the use of out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG. We expect that the 2021 Census will confirm that the 2018-based projections have more validity and combined with the likely changes in demographics following Brexit and Covid, that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan. The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PfSH Spatial Strategy.

Furthermore, there has been challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation has asked ONS to make some more checks on this aspect of their projections. This is particularly relevant as the Fareham Local Plan seeks to take some housing for Portsmouth, which may not be required. Documents are attached as Appendices which relate to this matter.

We reiterate that CPRE Hampshire is extremely pleased to see that Fareham BC have approached their new Local Plan from a landscape-based perspective, a process which we wholly support. Furthermore, we fully endorse Fareham BC's inclusion of a Climate Change policy, which must underpin all other policies and spatial planning, but believe it could be more front and centre, as has been recommended by the most recent NPPF July 2021.

And we remain disappointed that there still seems to be no mention of a potential new South Hampshire **Green Belt** in this Revised Submission Version. In an earlier consultation by Fareham BC in July 2019, there were a number of mentions of this option, notably in Section 10c regarding the Meon Valley, where it said: "The Council will also be working with PUSH to consider the potential for greenbelt land across local authority

areas, and there could be scope for this area to become part of a South Hampshire greenbelt.” As CPRE Hampshire has long campaigned for a sub-regional area of restraint in order to encourage urban regeneration and prevent sprawl, this was very much welcomed. Sadly, this does not seem to have been included in the either the December 2020 Reg 19 document or this Revised Version, and we consider its exclusion to be a significant wasted opportunity, as the NPPF allows local authorities to designate Green Belt as part of the Local Plan process. It has been agreed that the PFSH authorities are to consider a new Green Belt as part of their forthcoming Statement of Common Ground, and we would have hoped to see Fareham BC leading the way.

CPRE Hampshire has completed Response forms for individual policies which have been changed since December 2020 and these are attached below this letter. We reiterate that our comments from December 2020 are still considered relevant for policies which are unchanged and assume they will also be passed to the Inspector. Our December 2020 submission is attached as Appendix A.

Yours faithfully,

Caroline Dibden  
Vice-President  
CPRE Hampshire



**Attachments:**

Appendix A – CPRE Hampshire Submission to Fareham Local Plan 2037, previous Reg 19 version, dated 15<sup>th</sup> December 2020

Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021

Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021

A1 Is an Agent appointed:

**No, an agent is not appointed**

A2 Please provide your details below:

Title:

**Mrs**

First Name:

**Caroline**

Last Name:

**Dibden**

Job Title:

**Vice-President**

Organisation:

**CPRE Hampshire, the countryside charity**

Address:

Telephone:

Email Address:

## POLICY H1: Housing Provision

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 4.1 to 4.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy H1: Housing Provision**

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**NO**

### B3 Please provide details you have to support your answers above

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG to calculate its so-called housing need numbers. CPRE Hampshire fundamentally rejects the using out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG.

We expect that the 2021 Census will confirm that the 2018-based projections have more validity, and this will only be reinforced by likely changes in demographics following Brexit and Covid-19. We suggest that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan.

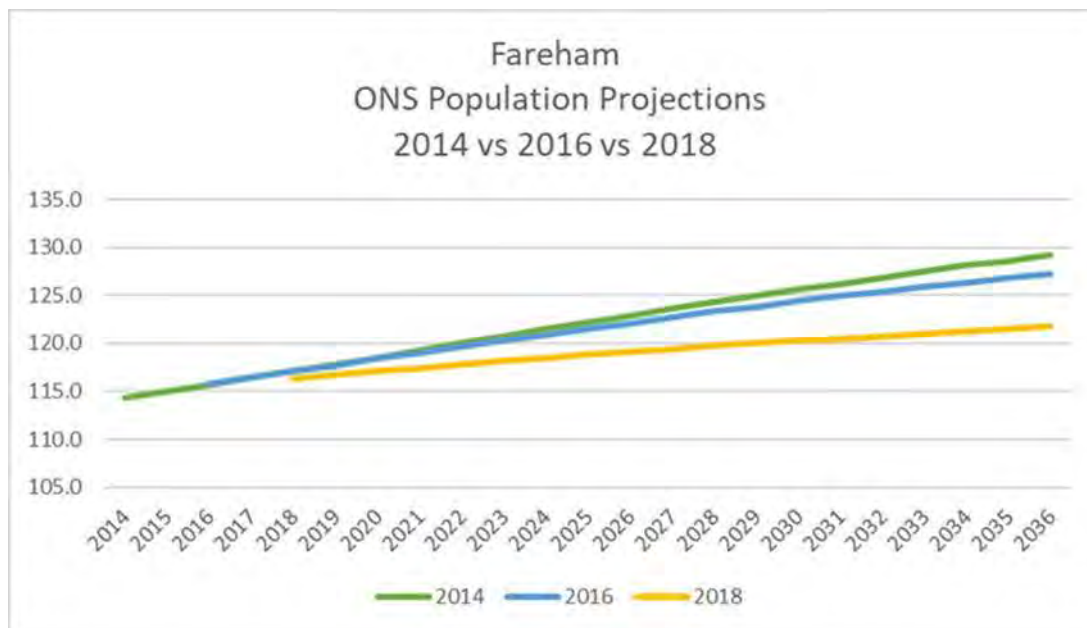
Graph H1\_1 below shows the substantial differences in population by using the differing projections for Fareham. Using the most up-to-date data for Fareham would result in an annual housing need of 327, even lower than that expected in the abortive previous Regulation 19 Version Local Plan of December 2020. This difference is so significant, that several large sites in Strategic Gaps might not be required. Over the 16 years of the plan period the comparative numbers are 8,656 with the 2014 projections, and 5,232 with the 2018 ones, a difference of 3,424 dwellings.

CPRE Hampshire therefore believes that Fareham and PFSH should use the latest base data on household projections (the 2018-based projections from the ONS) as it conforms with Para 31 of the NPPF "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

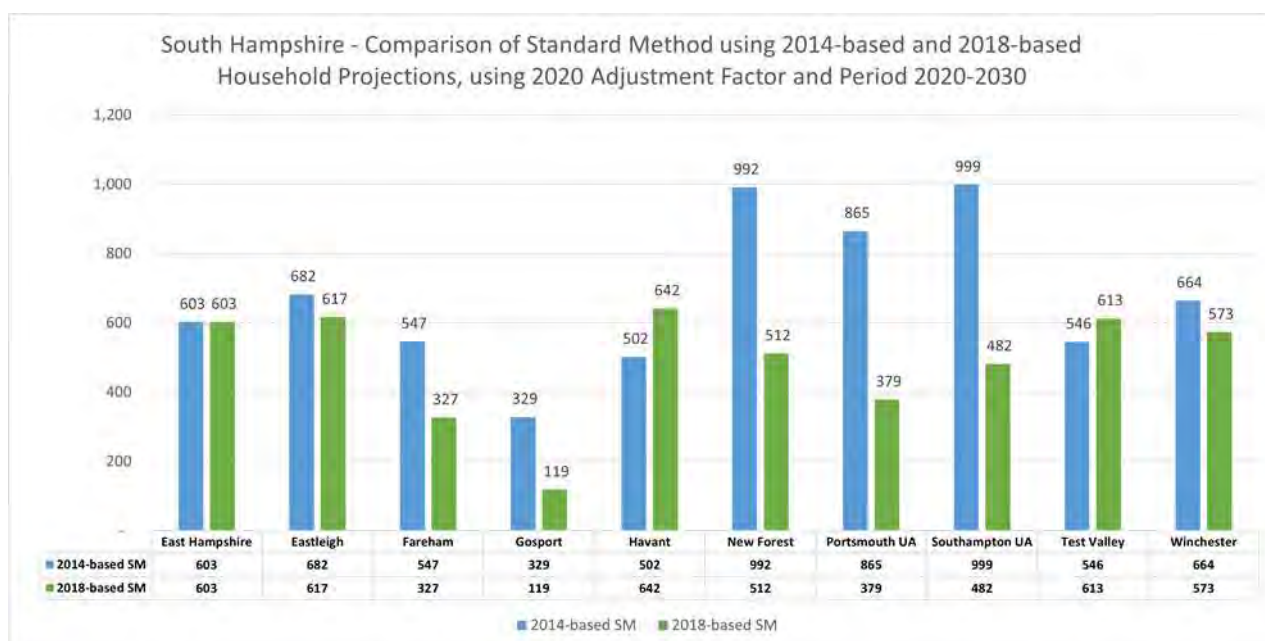
The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PFSH Spatial Strategy. As can be seen from the graph H1\_2 below, the outcome of the Standard Method using 2014 and 2018-based projections for all the South Hampshire local authorities shows a substantially lower requirement. Across the six most urban of the PFSH authorities (Southampton, Portsmouth, Gosport, Eastleigh, Havant and Fareham) the difference is some 1,358 dwellings fewer annually. Using the 2014-based projections for those 6 urban authorities gives a housing requirement of 3,924 dwellings but using 2018-projections only 2,566 dpa, not including the metropolitan uplift for Southampton. With a 35% uplift for Southampton, the 2014-based figure would be 4,274, and the 2018-figure would be 2,735, with a difference of 1,539 dpa; an even more extreme difference between the 2 projection dates.

We believe that this must be factored into the next PFSH Spatial Strategy. Notably Portsmouth, who have requested help from Fareham in meeting their housing need, would see a fall in requirements from 865 dpa to 379 dpa. Should this be borne out by the Census results, it is a nonsense for Portsmouth to require any housing to be accommodated by Fareham.

The impact of Brexit, Covid-19, and corresponding economic fallout, on migration patterns will remain unclear for some time, and it is therefore sensible to use a cautious approach to planning and development.



Graph H1\_1



Graph H1\_2 (excludes 35% uplift for Southampton)



Furthermore, there has been recent challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation (10<sup>th</sup> May 2021) has asked ONS to make some more checks on this aspect of their projections. Relevant papers are attached as Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021, and Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021.

In essence the issue relates to how students are handled in university cities. It seems that students have been “counted in” at the start of their studies, but not “counted out” at the end. This is particularly the case for foreign students, whose presence after university does not tie up with home office visa data and HESA destinations surveys.

The bulge in the apparent resulting population is also not corroborated by other data, such as doctor registrations, A&E attendance, new car registrations, school admissions, benefit claims, voter numbers, gas and electricity use etc. In the 50 cities likely to be impacted by these discrepancies, Southampton comes in 9<sup>th</sup> place, Portsmouth at 23<sup>rd</sup>.

The inclusion of Portsmouth is particularly relevant to the Fareham Local Plan, as it includes 900 dwellings for Portsmouth, which may not be required. Documents are attached as Appendices B and C which relate to this matter. Checking Portsmouth’s data shows that in 2019, births were lower by 484 than predicted by the 2014-based projections, and deaths were 172 higher. Over 16 years of the plan period, this simple calculation indicates that population might be overestimated by some 10,496 or very approximately 4,400 households.

In 2019, around 644 foreign students were apparently not counted out of the city, based on data from Home Office exit checks. HESA surveys indicate that some students will return to the UK, but only 18% of those who return are likely to remain in Portsmouth.

Significantly, for Fareham to agree to take unmet need from Portsmouth is premature, predating as it does any response from ONS to the request for a review from the Office of Statistics Regulation.

It is also clear that there remains a significant reliance on delivery of housing at Welborne, which is subject to a separate plan. Delays to infrastructure finding at Welborne could have an impact on Fareham’s overall strategy for delivery of its housing needs in the plan period.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Use ONS 2018-based household projections, giving 5,232 dpa. With a buffer of 10% this gives a requirement of 5,755 dpa.

Remove the requirement to take 900 dwellings from Portsmouth CC.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

Use of up-to-date data is in accordance with Para 31 of the NPPF.

B4c Your suggested revised wording of any policy or text:

Use 5,232 dpa as the annual housing need with a 10% buffer to give a requirement of **5,755 dpa**.

Simply remove the requirement to take housing from Portsmouth CC.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a recognised authoritative voice on Hampshire's housing numbers, the standard methodology and has been involved in this aspect of Fareham's Local Plans since the time of the South-East Plan in 2005, and the formation of PfSH (Partnership for South Hampshire).

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers and would like to appear at the hearing sessions to SUPPORT the use of the most up-to-date household projections.

**POLICY HA1: North and South of Greenaway Lane, Warsash**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Housing Allocation Policy: HA1 North and South of Greenaway Lane, Warsash

B1c Which part of the Policies Map?

Figure 4.1

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about the piecemeal development already seen, and proposed, in the Warsash area. Population growth in the 10 years 2009-2019 has reached 9% in Warsash and the western wards, while Fareham itself has only grown by 4%. As Warsash has no access to the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.1, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA1 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Para 127 of the NPPF states “Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.” It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities.

It is clear that the settlement policy boundaries have been moved to accommodate the applications pending for Warsash. This is not consistent with a plan-led approach but is simply reactive to a developer-led situation, and takes no account of the area’s defining features.

Para 22 of the new NPPF may require proposals for Warsash to be looked at over a 30 year period.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

More analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA1 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA1 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire, the countryside charity, has worked for some years with local campaign group Save Warsash and the Western Wards, and a number of our members will be affected by the proposals for such a large allocation of housing to one small settlement. We would like to take part in the hearing sessions to represent their concerns for initial choice of an unsustainable site, loss of countryside and open space in Warsash, and poor design due to lack of a masterplan.

**POLICY HA55: Land South of Longfield Avenue**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input checked="" type="checkbox"/>	A new housing allocation site	Go to B1d
<input checked="" type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Housing Allocation Policy: HA55 Land South of Longfield Avenue

B1c Which part of the Policies Map?

Figure 4.4

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about incursion of this proposed site into the Strategic Gap. It will significantly diminish the form and function of the Gap, and lead to an increasing perception of urbanisation in one of the few remaining open spaces between Gosport and Fareham. It is likely to have detrimental impacts upon the ecological network. We note that it has been moved from a green network opportunity to a non-statutory status in the Revised Version of Appendix C, Local Ecological Network Map.

The housing numbers include 900 homes from Portsmouth which CPRE Hampshire believes should be removed from Fareham's housing target. Were this to be done, it would weaken the justification for Fareham BC to allocate such a large site in the Gap. The need to allocate HA55 would be entirely unnecessary should the 2018-based household projections be used to calculate housing targets.

As the site is located some distance from the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.4, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA55 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Para 127 of the NPPF states "Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics." It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities, who have long opposed incursion into the Strategic Gap.

Para 22 of the new NPPF may require proposals for Longfield Road to be looked at over a 30-year period.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Remove HA55 from the list of allocations and remove the 900 houses which Fareham has agreed to take from Portsmouth.

In any event, more analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA55 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA55 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire believes that site HA55 represents an unnecessary incursion into the Strategic Gap and we would like to appear at the Hearings to further explain our case.



## **POLICY HP4: Five-year housing land supply**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 5.22 to 5.28**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy HP4: Five-year housing land supply**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The previous December 2020 version of **Policy HP4** stated “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, may be permitted where they meet all of the following criteria.....” The problem with this policy is that inadvertently it encourages the first choice of sites to be “outside the Urban Area”. CPRE Hampshire is sure that this is not what Fareham BC intends, and in any event it would not be in accordance with the councils own aspirations for a brownfield first approach, nor in accordance with the new NPPF Para 119, and is therefore unsound. NPPF July 2021 states “Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

CPRE Hampshire suggests that to be in accordance with this aspiration, a sequential approach should be used, even in the event of a lack of a five-year housing land supply.

Our concerns regarding **Policy HP4** have been made much more critical as the word 'may' has been replaced with 'will' in the Revised Submission Version, so all such sites will essentially benefit from permission in principle, with no opportunity for Fareham BC to make any decisions based on sustainability.

The problem is exacerbated by the linkage of **Policy HP4** with **Policy DS1**, particularly **DS1 Criterion (e)** as discussed in CPRE Hampshire's submission in December 2020.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

**Policy HP4** should be rewritten to include a sequential approach, which "makes as much use as possible of suitable brownfield sites and underutilised land" as per Para 137 (a) of the NPPF.

The linkage of **Policy DS1 (e)** and **Policy HP4** should be removed.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers, and the five-year housing land supply, and would like to appear at the hearing sessions to discuss its impact on the Fareham Revised Submission Local Plan 2037.

## POLICY E1: Employment Land Provision

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 6.8 to 6.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy E1: Employment Land Provision**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The Revised Submission Plan has major changes to the Employment Provision section, referring to the Stantec Report of March 2021. Para 6.10 refers to the PPG for assessing floorspace needs, based on a labour demand model and past take-up. But it then goes on to say in Para 6.10.1 that past-take up would imply a negative need for office space and therefore this was not used in practice. However, this is perverse as not only were past take-up rates falling, but we now have the Class E permitted development rights and likely post-Covid changes in employment patterns, with more people working from home and having virtual meetings. It is to be expected that the lower requirement suggested by past take-up rates is likely to be accelerated rather than an under-estimate. To just say that the requirement within the Revised Local Plan is aspirational takes no account of current circumstances. This is then exacerbated by adding a so-called underdelivery over past years, despite falling take-up rates.

Para 6.20 states “The policies in this Local Plan secure an overprovision of approximately 121,000 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 choice in supply both in terms of time and type of employment space as set out in the NPPF and PPG.”

CPRE Hampshire suggests that not only was the Stantec assessment likely to be an overestimate of needs, but that to then allocate an over provision of 121,000 sq.m. is entirely unnecessary. Any cursory look at employment sites around South Hampshire shows large sites available for rent, and these should be used in advance of any new provision. This can be demonstrated by looking at websites such as Rightmove (<https://www.rightmove.co.uk/commercial-property-to-let/Fareham.html>) or Property Link (<https://propertylink.estatesgazette.com/commercial-property-for-rent/fareham>).

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Remove the over-provision of employment land.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire would like to appear at the hearing sessions to clarify why we do not believe that the proposed excessive over-provision of employment land is necessary.

## STRATEGIC POLICY CC1: Climate Change

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 8.1 to 8.10, 8.60**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy CC1: Climate change**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire generally SUPPORTS the approach taken by Fareham BC to Climate Change. But we believe that **Policy CC1, Criterion (a)** does not go far enough to encourage/enforce a truly sustainable pattern of development and is unlikely to lead to a meaningful reduction of emissions from private car use. The Revised Submission Version simply adds a comment in Criterion (e) about Building Regulations, but this is merely tinkering around the edges of what could and should be achieved.

Section 19(1A) of the Planning and Compulsory Purchase Act 2004 requires that a local authority's development plan documents must: (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

The new NPPF Para 152 further includes the requirement that “the planning system should support the transition to a low carbon future in a changing climate”, should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” and Footnote 53 “in line with the objectives and provisions of the Climate Change Act 2008.”

CPRE Hampshire believes that one of the most fundamental ways of combating the likelihood of adverse climate change, is to plan development where it can use better public transport and be less reliant on the car. The aspirations in **Policy CC1** are more about how development can respond to climate change, and rather less about how spatial planning of future development can help prevent it. We consider that this is a missed opportunity. According to Camilla Ween, Harvard Loeb Fellow, speaking on behalf of Transport for New Homes “Transport is responsible for about 26% of greenhouse gas emissions, much arising from personal car journeys. Our society will not be able to achieve the UN goals if we do not change the way we travel; that means we need to create new communities that are NOT car dependent. That means careful consideration of where new development is located, as well as how we design new communities, for example, places that are well connected with high quality public realm and movement infrastructure that encourage people to want to move to a car-free lifestyle.” It must be a fundamental tenet of the Fareham Local Plan that NO development should be permitted that relies on the car as its main means of access.

Nothing less than a drastic change to spatial strategy and a move away from South Hampshire’s historic pattern of sprawling suburbs will enable any meaningful contribution to the fight against adverse climate change. We owe it to future generations to do our utmost to shift patterns of behaviour that have become entrenched with the use of the private car. Even electric cars will not solve many of these issues as they still leave residues from tyres and fluids and are unsustainable in terms of battery manufacture.

We are aware that Client Earth wrote to the council in September 2019 to remind them of the legal obligations to address climate change and this objective clearly is in line with that requirement. We look forward to seeing the details of how the council will address climate change in the plan. In particular we would like to see clarity on detailed objectives and recognition of the need to measure progress against the objectives. Hampshire County Council have set out a very detailed plan with objectives on climate change and this may help Fareham BC when they are drawing up their own detailed plans. Ensuring new development is sustainable in terms of location and design will be central to achieving carbon neutrality. This is addressed above and below.

All policies, plans and decisions need to be measured against the objectives of the Climate Change Act 2008. The RTPI have studied this in their January 2021 report ‘NET ZERO TRANSPORT - The role of spatial planning and place-based solutions’. They say: “The planning system should also prioritise urban renewal that enables growth while achieving a substantial reduction in travel demand”.

It might also help to see the outcome of a study carried out by Cool Climate at the University of Berkeley to demonstrate the most substantive action local authorities can take to minimise greenhouse gases, Graph CC\_1. Although it used US cities for the study, the principles would apply just as much to Fareham, and showed the single most effective measure is to increase urban infill in preference to car-based development.

**Policy CC1** is therefore not legally complaint unless the large part of Fareham’s spatial strategy is geared to development around mass public transport hubs and avoiding sites which are car-dependant. It is clear that sites such as Policy HA1 would fail to meet this condition.

CPRE Hampshire recommends the checklist provided by Transport for New Homes, which sets out an objective approach to planning new housing areas without dependence on cars:

<https://www.transportfornewhomes.org.uk/wp-content/uploads/2019/10/checklist.pdf>

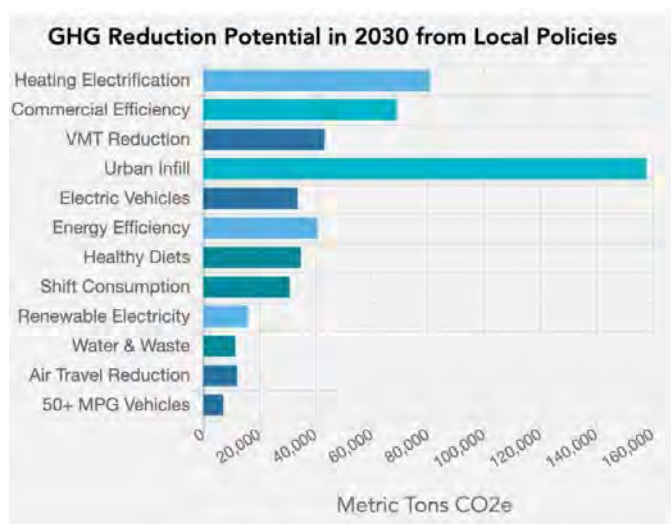


Figure 10: Cool Climate Network, 2018

Graph CC\_1

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy CC1, Criterion (a)** to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in accordance with Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF Para 152 in terms of shaping places that contribute to radical reductions in greenhouse emissions.

B4c Your suggested revised wording of any policy or text:

**Policy CC1 (a)** A development strategy that minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a more ambitious spatial strategy for planning housing in Fareham borough, such that it is located and designed appropriately around public transport hubs to minimise emissions and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy CC1** in this regard.

## **POLICY NE2: Biodiversity net gain**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 9.28 to 9.44**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy NE2: Biodiversity net gain**

B1c Which part of the Policies Map?

**The Local Ecological Network map in Appendix C**

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**YES**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The approach taken by Fareham BC is sound, and CPRE Hampshire SUPPORTS the requirement for biodiversity net gain as per the forthcoming Environment Act. However, we have significant concerns about the revised text in Para 9.32 about Fareham's ability to assess habitat condition and type, and to enforce any failure to achieve promised improvements. We refer you to the paper by Sophus Zu Ermgassen - *Exploring the ecological outcomes of mandatory biodiversity net gain using evidence from early-adopter jurisdictions in England*, June 2021

<https://conbio.onlinelibrary.wiley.com/doi/full/10.1111/conl.12820#>

And the Revised Plan needs to be updated in Para 9.35 and Footnote 85 to reflect the updated Defra Biodiversity Metric 3.0 which has recently been released.



B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☒ **YES** Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning development, such that it is located and designed appropriately to see a net gain in biodiversity of the area and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy NE2** in this regard.

## **POLICY TIN1: Sustainable transport**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 10.1 to 10.11, 10.13**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy TIN1: Sustainable transport**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire SUPPORTS the approach taken by Fareham BC and consider **Policy TIN1** to be a good starting point. CPRE Hampshire recognises that Fareham BC aspire to have 'good growth' with existing and proposed transport corridors influencing choice of development, however we feel **Policy TIN1** does not go far enough. The Council should feel empowered to reject development which is not already located around, or can provide, public mass transit hubs, in particular the rail network. The policy as it stands does not give Fareham BC a sufficiently robust mechanism for achieving this. It is therefore unlikely to comply with the aspirations to meet climate change objectives as set out in **Policy CC1** or for air quality in **Policy NE8**.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy TIN1**, with an additional Criterion to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

CPRE Hampshire does not believe that the additional words added in the Revised Version in Para 10.13 are sufficiently robust to have any appreciable impact on reducing emissions, and do not give Fareham BC the powers to reject development with unsuitable transport provision.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The policy would then comply with climate change and air quality objectives, and with **Policy CC1**.

B4c Your suggested revised wording of any policy or text:

**Policy TIN1** Development will be permitted

**(d)** minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning housing, such that it is located and designed appropriately around public transport hubs to minimise emissions and impacts on climate change. We would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy TIN1** in this regard.

## **POLICY D1: High quality design and place making**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 11.1 to 11.36**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**POLICY D1: High quality design and place making**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

**YES**

Legally compliant

Sound

Complies with the duty to co-operate

**NO**

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire welcomes the approach taken by Fareham BC towards high quality design in **Policy D1** but would like to see the inclusion of the words countryside and landscape into **Criterion (i)**. The omission of these words makes it inconsistent with **Strategic Policies DS1 and DS3** and therefore unsound.

The design quality of future developments starts with overall masterplanning and landscape context as well as specific building details. Fareham has seen a proliferation of poorly designed car dependant nondescript developments over recent years, and it is critical that major improvements are made for the future.

The Submission plan will need to be updated to take account of the National Model Design Codes and Para 132 of the NPPF which states that development that is not well designed should be refused permission, especially where it fails to reflect local design policies and government guidance on design.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Include the words countryside and landscape into **Criterion (i)**.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

This would then be in accordance with **Strategic Policies DS1 and DS3**. And would concur with the new NPPF Para 132.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire has many members in Fareham who are keenly interested in the design of future developments and would like to see major improvements over previous failures in design quality, which has historically resulted in large sprawling estates of car-dependant nondescript housing.



*Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

Enquiries to Neil Massie

My reference FBCLPReg19

Direct Line

Your reference Reg19Consultation

Date 29 July 2021

Email

Sent by email to: [PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)

**For the attention of Gayle Wootton**

Dear Sir,

Thank you for consulting the County Council on the Revised Publication Local Plan (Regulation 19 consultation). This response is provided in the County Council's capacity as the local highway authority, local education authority, lead local flood authority and the minerals and waste planning authority.

### **Local Highway Authority**

The County Council is the local highway authority (LHA) for all roads in Hampshire, except for motorways and trunk roads, and this response is concerned with the potential highway and transportation impacts of the land use proposals set out by the Borough Council on the local road network. The County Council's primary concern as local highway authority is the efficient use, management and maintenance of the local highway network. Ensuring that all new development mitigates its impact on the Hampshire network is the function of the local highway authority.

The LHA submitted comments in December 2017 and February 2020 in response to the Draft Local Plan Regulation 18 consultations, and more recently in December 2020 in response to the Regulation 19 consultation. These comments remain valid and should be considered in conjunction with this response.

**Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI**

The LHA's comments in response to the changes proposed in the Revised Publication Local Plan (June 2021) are set out below.

## **Transport Assessment**

The strategic transport assessment (TA) evidence base for this consultation is the September 2020 version submitted as part of the evidence base for the Publication Plan consultation in November 2020. Before the publication of the TA there were several changes to the growth scenarios which have resulted in alterations to the number and location of the development sites. These changes are reflected in the previous consultations on the draft local plan.

The SRTM Modelling report (May 2020) and TA use the growth scenario and housing number of 12,169 dwellings which includes the two proposed Strategic Growth Areas (SGAs). This housing number with the SGA proposals represents the growth scenario with the highest housing number and was not proposed in any of the versions of the draft local plan. The growth scenario in the Publication Plan (2020) represents the lowest housing number of 8,389 dwellings. Whereas the growth scenario in this Revised Publication Plan (2021) is 10,594 dwellings.

The SRTM modelling report (May 2020) sets out the Baseline, the Do Minimum (with local plan development) scenario and the Do Something (with mitigation) model runs. As the proposed Strategic Growth Areas were included in the Do Minimum scenario the strategic modelling used a higher housing number than is currently proposed in the June 2021 Revised Publication Plan. A Technical Note (2021) in support of the Revised Publication Plan was produced to provide a high-level assessment of the potential differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. The report concludes in paragraph 4.1.2 that *'Given the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation.'* The report also concedes that *'There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this.'*

The LHA would have preferred to see the results of an additional strategic model run which more accurately assessed the differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. In the absence of such evidence the LHA is unable to form an "evidence led" view of the likely impact of the development scenario presented in the Revised Publication Plan.

The LHA notes that the Revised Publication Local Plan reduces the overall amount of housing development compared to the development scenario in the TA. The reduction is principally as a result of the removal of the formerly proposed SGAs although the level of reduction is offset by new site allocations (e.g. west of Down End and south of Longfield Avenue) and by increases in proposed allocations at a number of other sites

(e.g. Fareham town centre). This means the revised development proposals represent a different development scenario to that tested under the TA. The LHA note that there is no updated evidence to show the impact on the highway network of the development scenario presented in the Revised Publication Local Plan. The consequence of this is that localised impacts of development subject to the plan revisions have not been fully tested. Whilst the LHA do not contend that this makes the plan invalid or undeliverable it will mean there is a risk that some transport issues and the need for additional mitigation will be identified in latter stages of the plan making process and through site specific transport assessments.

## **Development strategy**

The LHA acknowledges that the Revised Publication Local Plan proposes a higher housing need than in the previous draft Publication Plan. This higher housing need is in response to a higher level of housing growth proposed by Government in December 2020. The consequence of a higher housing need is a change to the development strategy with the inclusion of new housing sites and increases in proposed allocations at several other sites.

### South of Fareham Strategic Growth Area

The LHA previously submitted an objection (Regulation 18 consultation in Feb 2020) to the principle of the designation of a South Fareham SGA and the possible detrimental impact on Stubbington bypass resulting from development in the SGA. The Revised Publication Plan proposes a new development strategy which replaces the South of Fareham SGA with two new allocations (HA54 and HA55). The two allocations (HA54 and HA55) are proposed as extensions to the urban area with no direct access on to Stubbington bypass.

The LHA supports the removal of the SGA which straddled Stubbington Bypass and supports new policy HA55e for Land South of Longfield Avenue which states the site should have 'no direct access onto the Stubbington bypass'. This allocation focuses development with access to the north towards Fareham and existing transport and community facilities which will reduce the potential impact on the local highway network around Stubbington. For these reasons the LHA removes the previous objection to the SGA and is content with the change in the development strategy and new policy wording.

However, through the next stages of the plan making process and site-specific transport assessments the LHA will need to be reassured that the edge of town allocations HA54 and HA55 will not impact the local highway network including Stubbington Bypass and that any impact on the network can be adequately mitigated. In this way the LHA will be able to make an informed and evidence-led decision on the scale of impact on Stubbington Bypass.



## Edge of town sites replacing Strategic Growth Areas

The LHA acknowledges that the SGAs (totalling 2,150 houses) have been replaced with 3 new housing site allocations on the edge of the built-up areas (totalling 1,980 houses). In the case of the North of Fareham SGA this has in effect been replaced with a new allocation HA56 Downend Road West which together with the existing HA4 Downend Road East allocation (of 350 houses) totals 900 houses. The South of Fareham SGA has been replaced with new allocations HA55 South of Longfield Avenue on the southern edge of Fareham and HA54 East of Crofton Cemetery on the northern edge of Stubbington which together total 1,430 houses.

This development strategy assumes that the new allocations on the edge of town will have easy access to existing facilities with the opportunity to use sustainable and active travel modes. To achieve this aspiration requires a master-planning approach to the individual sites which considers the location of existing facilities and the integration of existing non-car infrastructure (e.g. bus/cycle/pedestrian routes) with the new on-site infrastructure in order to improve accessibility for all and provide travel choice without the need to use the car. This is the opportunity to provide good quality cycle infrastructure which encourages cycling for the short trips which would otherwise be made by car.

Site-specific TAs will be required at the planning application stage to fully assess the impact of the edge of town development sites and to apply the sequential approach to assessing the mitigation measures required starting with active travel and public transport options before considering highway capacity options as set out in amended policy TIN2 Highway Safety and road network.

## **Development allocations**

### **HA54 Land east of Crofton cemetery**

This is a new housing site allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas. The HA54 policy text is vague and does not mention the requirement for cycle and walking connections to the site.

The LHA recommend that new policy text is added to specifically refer to the requirement: for walking and cycling routes from the site to existing local shops, Fareham and Stubbington village.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **HA55 Land south of Longfield avenue**

This is a new housing allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The HA55f text for walking and cycling provision in policy is unclear and muddled and does not refer to the cycle routes. The LHA recommend that new policy text is added to specifically refer to: the provision of cycle routes from the site to key destinations including the existing local shops, Fareham railway station and Stubbington village.

The LHA recommends that HA55j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport and ensure the site can be accessed by non-car modes.

## **HA56 Land west of Downend**

This is a new housing site allocation which previously formed part of the North Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The LHA recommends that HA56j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 transport corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **Policy TIN1 sustainable transport**

The LHA supports the amendments to this policy. In addition, the LHA recommend that the supporting text should add that: new cycle routes within and off-site should comply with the latest DfT cycle design guidance LTN 1/20 and should include improvements to existing cycle routes where the existing provision is substandard.

## **TIN2 Highway Safety and road network**

The LHA supports the policy amendment and supporting text to reflect the sequential approach to assessing the mitigation measures required for a development site.

This sequential approach should also be applied to the highway mitigation schemes identified in the TA and listed in paragraph 10.15. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the Government's new policy agenda on decarbonising transport and the County Council's emerging Local Transport Plan 4.

The LHA supports the amendment to paragraph 10.16 which recognises that the Parkway/Leafy Lane junction identified in the Strategic Transport Assessment does not warrant a mitigation scheme for increased junction capacity but a scheme more in line with its traffic management role in a residential area.

### **Bus Rapid Transit - Policy TIN3 Safeguarded Routes**

The LHA supports the new supporting text in paragraph 10.24 which now refers to the future extensions of the SEHRT.

### **Climate and Air quality**

In view of the newly released government Transport decarbonisation plan (14 July 2021) and the emerging Hampshire Local Transport Plan 4 the LHA wishes to be reassured that Fareham Borough Council is satisfied that the Revised Publication Plan goes far enough in supporting the Government and County Council's policies on climate change that have been announced during the local plan preparation process.

This is in respect of Hampshire County Council's adopted climate change strategy (July 2020) and targets to be carbon neutral by 2050 and resilient to a two degree rise in temperature. For Hampshire to meet these targets, which are in line with Government legal requirements, land-use planning and transport policies at the local district level need to play a strong role and are likely to be most effective at the plan making stage.

The Revised Publication Plan identifies road transport emissions as the main source of air pollution therefore given the connection between road transport, local plan allocations, air quality and health, the LHA recommend that there needs to be cross-referencing on air quality within the Climate, Natural Environment and Transport chapters to reinforce the message.

### **Lead Local Flood Authority**

The County Council is pleased to note the inclusion of Strategic Policy number 11 which explains how the Fareham Borough Council plans to respond to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion. The County Council also notes that policies CC1 and CC2 which set out the use of Strategic Flood Risk Assessments, sequential testing, the use of green/blue infrastructure and Sustainable Drainage Systems. Additionally, the County Council notes that Flood Risk Maps have been consulted for each of the sites in the plan.

However, the Local Plan does not mention whether Hampshire County Council's Local Flood and Water Management Strategy has been consulted, and it would obviously be beneficial for the borough council to be aware of the Hampshire wide strategy for flood risk. The County Council would recommend that that the strategy be referenced in the local plan, with the suggested wording set out as follows: 'This policy has been written in line with the principles of the [Lead Local Flood Authority for Hampshire's Local Flood and Water Management Strategy](#).

### **Minerals and Waste Planning Authority**

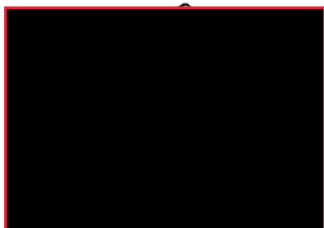
The County Council is pleased to note the requirement for a Mineral Assessment as part of a development and employment site allocation has been included in the local plan. However, the County Council provides the following minor technical comment on the latest version of the Local Plan.

In relation to Policy E3: Swordfish Business Park, it has been identified that this particular site does not lie within Hampshire County Council's Minerals Consultation Area, and so neither a Mineral Assessment nor Mineral extraction need to be considered for development in this area, as noted under section m) of this policy.

The County Council however reaffirms that the other allocated employment site also on the Daedalus site, Policy E2: Faraday Business Park, is within Hampshire County Council's Minerals Consultation Area and so should keep its wording surrounding Mineral extraction, which has been added under section m) of this allocation.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact Neil Massie on 0370 779 2113 who provides the coordinating role for the County Council on Local Plan responses.

Yours faithfully,



Stuart Jarvis  
Director of Economy, Transport and Environment

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**Respondent: Mr John Bolwell (246-401129)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

The objective truth is that regardless of attempts to reduce traffic load on the roads infrastructure all housing development will add to traffic congestion. Any new housing south of the M27 will force additional traffic through the already saturated Fareham Tesco roundabout or Segensworth as it seeks to access the M27 - the idea of adding demand to the Tesco roundabout is fundamentally unsound. The Stubbington bypass - a good idea in theory - is being constructed as a single carriageway, meaning that it will very quickly fill to capacity. This cannot be a sound policy. Sound policy would have made it a dual carriage way. Traffic congestion already makes living in Fareham a misery; were it not for the costs involved we would be moving away. Running any traffic infrastructure at or close to its theoretical capacity is of its nature unsound. There is no better example of this than Heathrow airport, now operating at 99% of theoretical capacity: it's as busy as Paris but with only half the runway capacity, meaning that the smallest operational issue leads to misery for everybody. The only sound policy is to force all new housing north of the M27.

**What modification(s) is necessary to make the Revised Pub...**

Only build new housing north of the M27

**How would the modification(s) you propose make the Revise...**

It would stop further congestion through Fareham and Segensworth

**Your suggested revised wording of any policy or text:**

There will be no new housing developments south of the M27.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

FAREHAM BOROUGH COUNCIL  
Received

28 JUL 2021

DEVELOPMENT  
MANAGEMENT

Head of Planning Strategy &  
Economic Development.  
Contact: Gayle Wooton

Regulation 19 Local plan Consultation (18<sup>th</sup> June 30<sup>th</sup> July 2021)

With reference to the Fareham Today Publication I wish to make the following comments.

Land to the North - West of Portchester.

I have already submitted objections to this proposed development and re-iterate the impact that up to 900 houses being built on farm land will have on the area and existing residences with an extra 3000 people and cars. Roads, lack of medical facilities schools etc. The claim that Current traffic levels and waiting times would actually reduce is nonsense and laughable!

Henry Cort Drive

The land being considered for development is a unique park land with wildlife and mature oak trees. It contains a child's playground and a well supported hall facility. It is unique to have this in an area of Fareham that has major social problems comparable to areas in London, Merseyside and Glasgow. Why are these problems there because of inconsiderate past planning approvals! To even consider destroying these facilities to build a further 90 houses adding to the areas social problems and on a school drive is again un-believable and questions the ability of the people making such proposals.

Delme Rotary

The ongoing review of the rotary appears to miss the reason for the problems. The A32 cannot handle the traffic that uses it at certain times of the day this traffic backs up blocking entry and exits on the rotary causing long delays on the A27. Regardless of any improvement to the rotary the problem is the A32.

Your sincerely



Mr D.J.Fudge

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.



PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Mr
First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	<div></div>
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

TIN2: Highway Safety and Road Network

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Policy TIN2 is supported as it aims to ensure development does not have an unacceptable impact on highway safety and the residual cumulative impact on the road network is not severe. The impacts on the local and strategic highway arising from development itself or the cumulative effects of development on the network are required to be mitigated through the provision of improvements to the local network or contributions towards off-site transport schemes.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

N/A

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

N/A

B4c Your suggested revised wording of any policy or text:

N/A

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

N/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL



*Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

Enquiries to Neil Massie

My reference FBCLPReg19

Direct Line

Your reference Reg19Consultation

Date 29 July 2021

Email

Sent by email to: [PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)

**For the attention of Gayle Wootton**

Dear Sir,

Thank you for consulting the County Council on the Revised Publication Local Plan (Regulation 19 consultation). This response is provided in the County Council's capacity as the local highway authority, local education authority, lead local flood authority and the minerals and waste planning authority.

### **Local Highway Authority**

The County Council is the local highway authority (LHA) for all roads in Hampshire, except for motorways and trunk roads, and this response is concerned with the potential highway and transportation impacts of the land use proposals set out by the Borough Council on the local road network. The County Council's primary concern as local highway authority is the efficient use, management and maintenance of the local highway network. Ensuring that all new development mitigates its impact on the Hampshire network is the function of the local highway authority.

The LHA submitted comments in December 2017 and February 2020 in response to the Draft Local Plan Regulation 18 consultations, and more recently in December 2020 in response to the Regulation 19 consultation. These comments remain valid and should be considered in conjunction with this response.

**Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI**

The LHA's comments in response to the changes proposed in the Revised Publication Local Plan (June 2021) are set out below.

## **Transport Assessment**

The strategic transport assessment (TA) evidence base for this consultation is the September 2020 version submitted as part of the evidence base for the Publication Plan consultation in November 2020. Before the publication of the TA there were several changes to the growth scenarios which have resulted in alterations to the number and location of the development sites. These changes are reflected in the previous consultations on the draft local plan.

The SRTM Modelling report (May 2020) and TA use the growth scenario and housing number of 12,169 dwellings which includes the two proposed Strategic Growth Areas (SGAs). This housing number with the SGA proposals represents the growth scenario with the highest housing number and was not proposed in any of the versions of the draft local plan. The growth scenario in the Publication Plan (2020) represents the lowest housing number of 8,389 dwellings. Whereas the growth scenario in this Revised Publication Plan (2021) is 10,594 dwellings.

The SRTM modelling report (May 2020) sets out the Baseline, the Do Minimum (with local plan development) scenario and the Do Something (with mitigation) model runs. As the proposed Strategic Growth Areas were included in the Do Minimum scenario the strategic modelling used a higher housing number than is currently proposed in the June 2021 Revised Publication Plan. A Technical Note (2021) in support of the Revised Publication Plan was produced to provide a high-level assessment of the potential differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. The report concludes in paragraph 4.1.2 that *'Given the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation.'* The report also concedes that *'There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this.'*

The LHA would have preferred to see the results of an additional strategic model run which more accurately assessed the differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. In the absence of such evidence the LHA is unable to form an "evidence led" view of the likely impact of the development scenario presented in the Revised Publication Plan.

The LHA notes that the Revised Publication Local Plan reduces the overall amount of housing development compared to the development scenario in the TA. The reduction is principally as a result of the removal of the formerly proposed SGAs although the level of reduction is offset by new site allocations (e.g. west of Down End and south of Longfield Avenue) and by increases in proposed allocations at a number of other sites

(e.g. Fareham town centre). This means the revised development proposals represent a different development scenario to that tested under the TA. The LHA note that there is no updated evidence to show the impact on the highway network of the development scenario presented in the Revised Publication Local Plan. The consequence of this is that localised impacts of development subject to the plan revisions have not been fully tested. Whilst the LHA do not contend that this makes the plan invalid or undeliverable it will mean there is a risk that some transport issues and the need for additional mitigation will be identified in latter stages of the plan making process and through site specific transport assessments.

## **Development strategy**

The LHA acknowledges that the Revised Publication Local Plan proposes a higher housing need than in the previous draft Publication Plan. This higher housing need is in response to a higher level of housing growth proposed by Government in December 2020. The consequence of a higher housing need is a change to the development strategy with the inclusion of new housing sites and increases in proposed allocations at several other sites.

### South of Fareham Strategic Growth Area

The LHA previously submitted an objection (Regulation 18 consultation in Feb 2020) to the principle of the designation of a South Fareham SGA and the possible detrimental impact on Stubbington bypass resulting from development in the SGA. The Revised Publication Plan proposes a new development strategy which replaces the South of Fareham SGA with two new allocations (HA54 and HA55). The two allocations (HA54 and HA55) are proposed as extensions to the urban area with no direct access on to Stubbington bypass.

The LHA supports the removal of the SGA which straddled Stubbington Bypass and supports new policy HA55e for Land South of Longfield Avenue which states the site should have 'no direct access onto the Stubbington bypass'. This allocation focuses development with access to the north towards Fareham and existing transport and community facilities which will reduce the potential impact on the local highway network around Stubbington. For these reasons the LHA removes the previous objection to the SGA and is content with the change in the development strategy and new policy wording.

However, through the next stages of the plan making process and site-specific transport assessments the LHA will need to be reassured that the edge of town allocations HA54 and HA55 will not impact the local highway network including Stubbington Bypass and that any impact on the network can be adequately mitigated. In this way the LHA will be able to make an informed and evidence-led decision on the scale of impact on Stubbington Bypass.

## Edge of town sites replacing Strategic Growth Areas

The LHA acknowledges that the SGAs (totalling 2,150 houses) have been replaced with 3 new housing site allocations on the edge of the built-up areas (totalling 1,980 houses). In the case of the North of Fareham SGA this has in effect been replaced with a new allocation HA56 Downend Road West which together with the existing HA4 Downend Road East allocation (of 350 houses) totals 900 houses. The South of Fareham SGA has been replaced with new allocations HA55 South of Longfield Avenue on the southern edge of Fareham and HA54 East of Crofton Cemetery on the northern edge of Stubbington which together total 1,430 houses.

This development strategy assumes that the new allocations on the edge of town will have easy access to existing facilities with the opportunity to use sustainable and active travel modes. To achieve this aspiration requires a master-planning approach to the individual sites which considers the location of existing facilities and the integration of existing non-car infrastructure (e.g. bus/cycle/pedestrian routes) with the new on-site infrastructure in order to improve accessibility for all and provide travel choice without the need to use the car. This is the opportunity to provide good quality cycle infrastructure which encourages cycling for the short trips which would otherwise be made by car.

Site-specific TAs will be required at the planning application stage to fully assess the impact of the edge of town development sites and to apply the sequential approach to assessing the mitigation measures required starting with active travel and public transport options before considering highway capacity options as set out in amended policy TIN2 Highway Safety and road network.

## **Development allocations**

### **HA54 Land east of Crofton cemetery**

This is a new housing site allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas. The HA54 policy text is vague and does not mention the requirement for cycle and walking connections to the site.

The LHA recommend that new policy text is added to specifically refer to the requirement: for walking and cycling routes from the site to existing local shops, Fareham and Stubbington village.

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## **Policy TIN1 sustainable transport**

The LHA supports the amendments to this policy. In addition, the LHA recommend that the supporting text should add that: new cycle routes within and off-site should comply with the latest DfT cycle design guidance LTN 1/20 and should include improvements to existing cycle routes where the existing provision is substandard.

## **TIN2 Highway Safety and road network**

The LHA supports the policy amendment and supporting text to reflect the sequential approach to assessing the mitigation measures required for a development site.

This sequential approach should also be applied to the highway mitigation schemes identified in the TA and listed in paragraph 10.15. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the Government's new policy agenda on decarbonising transport and the County Council's emerging Local Transport Plan 4.

The LHA supports the amendment to paragraph 10.16 which recognises that the Parkway/Leafy Lane junction identified in the Strategic Transport Assessment does not warrant a mitigation scheme for increased junction capacity but a scheme more in line with its traffic management role in a residential area.

### **Bus Rapid Transit - Policy TIN3 Safeguarded Routes**

The LHA supports the new supporting text in paragraph 10.24 which now refers to the future extensions of the SEHRT.

### **Climate and Air quality**

In view of the newly released government Transport decarbonisation plan (14 July 2021) and the emerging Hampshire Local Transport Plan 4 the LHA wishes to be reassured that Fareham Borough Council is satisfied that the Revised Publication Plan goes far enough in supporting the Government and County Council's policies on climate change that have been announced during the local plan preparation process.

This is in respect of Hampshire County Council's adopted climate change strategy (July 2020) and targets to be carbon neutral by 2050 and resilient to a two degree rise in temperature. For Hampshire to meet these targets, which are in line with Government legal requirements, land-use planning and transport policies at the local district level need to play a strong role and are likely to be most effective at the plan making stage.

The Revised Publication Plan identifies road transport emissions as the main source of air pollution therefore given the connection between road transport, local plan allocations, air quality and health, the LHA recommend that there needs to be cross-referencing on air quality within the Climate, Natural Environment and Transport chapters to reinforce the message.

### **Lead Local Flood Authority**

The County Council is pleased to note the inclusion of Strategic Policy number 11 which explains how the Fareham Borough Council plans to respond to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion. The County Council also notes that policies CC1 and CC2 which set out the use of Strategic Flood Risk Assessments, sequential testing, the use of green/blue infrastructure and Sustainable Drainage Systems. Additionally, the County Council notes that Flood Risk Maps have been consulted for each of the sites in the plan.

However, the Local Plan does not mention whether Hampshire County Council's Local Flood and Water Management Strategy has been consulted, and it would obviously be beneficial for the borough council to be aware of the Hampshire wide strategy for flood risk. The County Council would recommend that that the strategy be referenced in the local plan, with the suggested wording set out as follows: 'This policy has been written in line with the principles of the [Lead Local Flood Authority for Hampshire's Local Flood and Water Management Strategy](#).

### **Minerals and Waste Planning Authority**

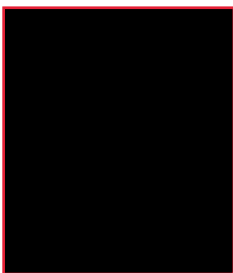
The County Council is pleased to note the requirement for a Mineral Assessment as part of a development and employment site allocation has been included in the local plan. However, the County Council provides the following minor technical comment on the latest version of the Local Plan.

In relation to Policy E3: Swordfish Business Park, it has been identified that this particular site does not lie within Hampshire County Council's Minerals Consultation Area, and so neither a Mineral Assessment nor Mineral extraction need to be considered for development in this area, as noted under section m) of this policy.

The County Council however reaffirms that the other allocated employment site also on the Daedalus site, Policy E2: Faraday Business Park, is within Hampshire County Council's Minerals Consultation Area and so should keep its wording surrounding Mineral extraction, which has been added under section m) of this allocation.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact Neil Massie on 0370 779 2113 who provides the coordinating role for the County Council on Local Plan responses.

Yours faithfully,



Stuart Jarvis  
Director of Economy, Transport and Environment

## Technical Note 04

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Project:	<b>Highways England Spatial Planning Arrangement 2016-2024</b>	Job No:	<b>60659714 / SF001.005</b>
Subject:	<b>Fareham Revised Publication Draft Local Plan 2037 and Supporting Documents Review</b>		
Prepared by:	<b>Kimberley Pettingill</b>	Date:	<b>21<sup>st</sup> July 2021</b>
Checked by:	<b>Andrew Cuthbert</b>	Date:	<b>22<sup>nd</sup> July 2021</b>
Verified by:	<b>Liz Judson</b>	Date:	<b>22<sup>nd</sup> July 2021</b>
Approved by:	<b>Andrew Cuthbert</b>	Date:	<b>23<sup>rd</sup> July 2021</b>

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### Executive Summary

Following a review of the Revised Regulation 19 Fareham Publication Draft Local Plan 2037 and documents prepared in support of the 2037 Fareham Local Plan, AECOM make the following recommendations.

#### Recommendations regarded as critical to the acceptability of the forthcoming Local Plan

None

#### Recommendations regarded as important but not critical to the acceptability of the forthcoming Local Plan

1. Clarification should be sought with regards to the housing figures used within the SRTM model (for both the 2036 baseline, and 2036 Do Minimum scenarios). (para 5.12).
2. The SRTM modelling should be updated to reflect the level of anticipated employment growth identified within the revised PLP. (para 5.14).

**AECOM advise Highways England to formally raise the concerns highlighted in this note in the consultation response to the Revised Fareham Publication Draft Local Plan 2037 Draft Transport Strategy and to continue to work with Fareham Borough Council and the other stakeholders to resolve the issues identified.**

# Technical Note 04

## 1. Introduction

- 1.1. This Technical Note (TN) documents a review, carried out by AECOM on behalf of Highways England, of the Revised Regulation 19 Fareham Publication Local Plan (the PLP). The purpose of this review is to understand the impact of the proposed Local Plan site allocations within Fareham on the Strategic Road Network (SRN) and to determine whether sufficient highway infrastructure and mitigation is proposed to accommodate the planned growth.
- 1.2. AECOM have previously undertaken four tasks in relation to the Fareham Local Plan with the initial work being reported in AECOM TN01 and TN02. TN02 documents AECOM's review of the Fareham Local Plan 2036 Supplement document, which set out the plan for future development within Fareham and was an extension of the 2017 Draft LP which had already been consulted on. Within the LP Supplement, the development strategy and housing sections of the 2036 plan had been updated to reflect the increased housing requirements for Fareham. The work reported in Briefing Note BN03 reported on the responses received from the Local Planning Authority and their Consultants to the issues raised in TN02. The most recent work reported in TN03 was a review of the previous (since revised) Regulation 19 Fareham Publication Local Plan whereby AECOM determined that the LP had changed since the previous AECOM review and assessed whether the amendments were likely to have a detrimental impact on the SRN.
- 1.3. The purpose of this review is therefore to determine what has changed within the revised PLP since the last AECOM review (presented in TN03), and to assess whether any of the amendments are likely to have a detrimental impact on the SRN .
- 1.4. The documents, issued by Fareham Borough Council (FBC) for consultation under Regulation 19 (Town and Country Planning Regulations 2012) and included in this review are as follows:
  - Fareham Publication Local Plan 2037 Revised;
  - Revised Publication Plan Technical Transport Note (June 2021); and
  - Highways Technical Support for Local Plan Downend Sites (June 2021).
- 1.5. It is noted that the following documents have not been updated since AECOM's previous review, and therefore a detailed review has not been undertaken. However AECOM have undertaken a high-level review of these documents in light of the changes within the most recent Local Plan:
  - Infrastructure Delivery Plan 2020;
  - Strategic Transport Assessment (Atkins, September 2020) and supporting appendices; and
  - Strategic Transport Assessment SRTM Modelling Report (Systra, August 2020).
- 1.6. The PLP contains strategic priorities, policies and allocations which aim to achieve sustainable development in the Borough, whilst also identifying and protecting its valued assets. The PLP sets out what the Council considers are the opportunities for development and policies on what will or 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.
- 1.7. The IDP is a supporting document to the PLP. It outlines the existing and planned infrastructure improvements required to accommodate LP growth.
- 1.8. The SRTM report forms part of the evidence base for the PLP, and informs the modelling section of the Strategic Transport Assessment (STA). AECOM have previously reviewed, on behalf of Highways England, both the initial version of the SRTM report (issued July 2019) and the updated version (issued in January 2020). These reviews are reported in our TN01, TN02 and BN03, dated October 2019, February 2020 and April 2020, respectively. Within these reports AECOM made a number of recommendations for additional assessment to be carried out to support the LP.

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- 1.9. AECOM will undertake a general high level overview of the Revised Publication Draft of the Local Plan (and relevant supporting documents) to determine what has been amended since the previous review and that nothing significant has been introduced that would be a threat to the SRN.
- 1.10. AECOM will review the latest LP consultation documents listed above against our previous recommendations from TN01, TN02, BN01, and TN03 to determine whether these have been addressed. This TN04 will highlight any potential points of concern to Highways England and advise whether it would be appropriate to make any representations to the consultation documents, with a view to protecting the safe and reliable operation of the SRN.
- 1.11. The revised PLP represents the 'Publication' stage of the Local Plan process. It is the result of updating and merging the Regulation 18 Draft Local Plan and Supplement taking into account the changes to national policy and guidance as well as comments received during the consultation exercises. This is the final stage before the Local Plan is submitted to the Secretary of State for independent examination. This Regulation 19 Local Plan consultation period is open until **Friday 30<sup>th</sup> July 2021**.
- 1.12. For ease of reference, AECOM's main comments and recommendations are presented in bold and underlined text throughout the note. Recommendations regarded as critical to the acceptability of the PLP are coloured **red**. Recommendations regarded as important but not critical to the acceptability of the PLP are highlighted in **amber**.

## 2. Background

- 2.1. Fareham Borough Council is the Local Planning Authority for a significant area within South Hampshire between the cities of Southampton and Portsmouth.
- 2.2. The development strategy proposed by the Revised Local Plan includes:
- Provision for at least 9,556 new residential dwellings and 121,964m<sup>2</sup> of new employment floorspace (the previous PLP proposed a minimum of 7,295 houses and 104,000m<sup>2</sup> employment floorspace);
  - The strategic employment site at Daedalus (Solent Enterprise Zone) to deliver an additional 77,200m<sup>2</sup> of employment floorspace over and above that already planned for;
  - Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least 961 dwellings as part of a wider regeneration strategy (the previous PLP proposed 428 dwellings); and
  - 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.
- 2.3. Fareham is served by the M27 Motorway, with M27 Junctions 9, 10 and 11 lying within the Borough. Highways England are therefore concerned with the impact of planned growth on the safe and free-flow of traffic using the M27 and whether sufficient infrastructure and mitigation is proposed to accommodate this growth.
- 2.4. The Fareham PLP consultation documents (listed in para 1.4 of this TN) have been reviewed in the context of DfT Circular 02/2013 and Highways England's 'Planning for the Future' guidance, which provides an outline of matters that will be considered when Highways England are engaged in the local plan process. It states that Highways England will "*seek to provide a recommendation as to the soundness of proposed policies and proposals in relation to their interaction with the SRN*".

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## 3. Revised Publication Local Plan 2037

3.1. FBC's current adopted local plan comprises three parts as follows:

- Local Plan Part 1 (LP1) Core Strategy (adopted in August 2011);
- Local Plan Part 2 (LP2) Development Sites & Policies (adopted in June 2015); and
- Local Plan Part 3 (LP3) The Welborne Plan (adopted in June 2015).

3.2. The Fareham Local Plan 2037 will formally replace the adopted LP1 and LP2. Local Plan Part 3: 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.

3.3. The Fareham Local Plan proposed plan period will cover a minimum of fifteen years from the date of adoption, which is anticipated to take place in 2022, the period will therefore extend to 2037. This period differs from that stated in earlier drafts (2020 to 2036) and has been reflected in the plan name which has changed from Fareham Local Plan 2036 to Fareham Local Plan 2037.

3.4. Since the publication of the previous PLP and most recent AECOM review (reported within TN03), the Government released its response to the August 2020 'Planning for the right homes in the right places' 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". 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 have led to the revised Publication Local Plan, which is the subject of this AECOM review.

3.5. The PLP also makes provision for an additional 900 dwellings (previous PLP, 847 dwellings) over the plan period, in order to contribute to neighbouring authority unmet housing needs (i.e. within Portsmouth City Council and Gosport Borough Council).

3.6. Policy H1 states that the Council will make provision for at least 9,560 new homes across the Borough during the Plan period of 2021-2037. Housing will be provided through:

- An estimated 869 homes on sites that already have planning permission;
- An estimated 4,184 homes on sites with resolutions to grant planning permission as of 01 April 2021, including at Welborne Garden Village;
- Approximately 3,358 homes on sites allocated in policies HA1, HA3, HA4, HA7, HA9-HA10, HA12, HA13, HA15, HA17, HA19, HA22-HA24, HA26-HA56;
- Approximately 959 homes on specified brownfield sites and/or regeneration opportunities in Fareham Town Centre, as identified in policies FTC3-9 and BL1;
- An estimated 1,224 homes delivered through unexpected (windfall) development.

3.7. The plan shows that there are sufficient sites to provide 10,594 new homes across Fareham between 2021 and 2037, which allows for an 11% contingency (over the minimum requirement) should delivery on some sites not match expectations.

3.8. The PLP previously reviewed by AECOM and reported in TN03, stated a requirement for a minimum of 403 dwellings per annum to be delivered over the 16 year plan period (totalling 6,448

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dwelling), with an additional 847 dwellings to contribute to unmet housing needs in neighbouring authorities. Therefore, the previous PLP identified the requirement for a minimum of 7,295 houses over the 16 year plan period. Policy H1 previously stated that the council would make provision for 8,389 new homes. This revised PLP identifies the requirement for a minimum of 9,556 new houses and proposes to make provision for 10,594 new homes. Therefore, this revised PLP includes the provision of an additional 2,205 new houses over the 16 year plan period.

- 3.9. The general locations of the areas proposed for growth are illustrated on Figure 3.1 of the PLP.
- 3.10. The proposed development sites and growth areas included within the revised PLP have been compared to those included within the previous PLP, and AECOM note that there are a number of differences, as outlined in further detail below.

### **Housing Allocation Policies**

- 3.11. A number of additional sites are included in the revised PLP that were not previously included within the previous PLP; these are listed below:
- FTC7: Land adjacent to Red Lion Hotel, Fareham (18 dwellings)
  - FTC8: 97-99 West Street, Fareham (9 dwellings)
  - FTC9: Portland Chambers, West Street, Fareham (6 dwellings)
  - HA46: 12 West Street, Portchester (8 dwellings)
  - HA47: 195-205 Segensworth Road, Titchfield (8 dwellings)
  - HA48: 76-80 Botley Road, Park Gate (18 dwellings)
  - HA49: Menin House, Privett Road, Fareham (50 dwellings (net yield 26))
  - HA50: Land north of Henry Cort Drive, Fareham (55 dwellings)
  - HA51: Redoubt Court, Fort Fareham Road (20 dwellings (net yield 12))
  - HA52: Land west of Dore Avenue, Portchester (12 dwellings)
  - HA53: Land at Rookery Avenue, Swanwick (6 dwellings)
  - HA54: Land east of Crofton Cemetery and west of Peak Lane (180 dwellings)
  - HA55: Land south of Longfield Avenue (1,250 dwellings)
  - HA56: Land west of Downend Road (550 dwellings)
  - BL1: Broad Location for Housing Growth (620 dwellings)
- 3.12. It is considered that site reference HA56 (Land west of Downend Road) would be of particular interest to Highways England due to the proposed scale of the development at each site, and the positioning of the site within the vicinity of M27 Junction 11. By contrast, site reference HA55, although it is larger, is more remote from the SRN and occupies part of an area previously identified as a 'Strategic Growth Area' and already accounted for in the modelling. Site BL1 is a site within the town centre and would comprise the re-development of a shopping centre and associated car parks and similar land uses.
- 3.13. Highways England's previous response to the 'Issues and Options' consultation which took place in the summer of 2019 should also remain, that *'consideration will need to be given to assessing the cumulative impact of new sites that might be taken forward together with already planned growth in Fareham on the SRN'*.

### **Employment Land Provision**

- 3.14. Since the previous AECOM review of the previous PLP, the Partnership for South Hampshire (PFSH) published its Economic, Employment and Commercial Needs (including logistics) Study (Stantec, March 2021) setting out the overall need for and distribution of development in South Hampshire to 2040. FBC consider that this document provides a more up to date picture of employment need than the previous Business Needs, Site Assessments and Employment Land Study (2019). This assessment identified the need for a more flexible allocation of E-class 'Office'



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and 'Industrial' employment uses rather than specific B1 (office), B2 (industrial) and B8 (warehousing and logistics) employment use classes.

- 3.15. Policy E1 of the revised PLP therefore identifies a requirement for Office and Industrial uses, with site allocations considered flexible for any type of office, industrial and warehousing/logistics employment use. It states that from 2021 to 2037, provision of 121,964m<sup>2</sup> of new employment floorspace will be supported. This is in excess of the provision of 104,000m<sup>2</sup> within the previous PLP.
- 3.16. Seven employment land sites have been allocated within the PLP, Faraday Business Park (Daedalus East), Swordfish Business Park (Daedalus West) and Solent 2, all previously identified in Local Plan Part 2 and within the LP Supplement, as well as the following four additional sites:
- E4a: Land North of St Margaret's roundabout, Titchfield (4,000m<sup>2</sup>);
  - E4b: Land at Military Road, Wallington (4,750m<sup>2</sup>);
  - E4c: Little Park Farm, Segensworth West (11,200m<sup>2</sup>); and
  - E4d: Standard Way, Wallington (2,000m<sup>2</sup>).
- 3.17. Policies E2, E3 and E4 outline the details for Faraday Business Park, Swordfish Business Park and Solent 2 which detail similar capacity figures as reported within the previous PLP (although it is noted that 12,800m<sup>2</sup> of land is allocated for Swordfish Business Park, previously allocated for 12,100m<sup>2</sup>).
- 3.18. With regards to the additional employment allocation sites, it is considered that site reference E4b (Land north of Military Road) and site reference E4d (Standard Way, Wallington) would be of particular interest to Highways England due to the positioning of the sites within the vicinity of M27 Junction 11. Site reference E4c (Little Park Farm, Segensworth West) would also be of particular interest to Highways England due to the positioning of the site within the vicinity of M27 Junction 9.

### **Strategic Growth Areas**

- 3.19. The LP Supplement (reviewed within AECOM TN02) proposed two Strategic Growth Areas (SGAs) within the Borough of Fareham, which were intended to play a role in meeting the total housing requirement, particularly in relation to unmet need, and were proposed as a result of the introduction of the current standard methodology which is higher than that included in the previous Local Plan. However, as the Government is consulting on a revised standard methodology which would see Fareham's need fall again, these SGAs have not been included within the revised PLP. However, the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and therefore a number of concerns raised by AECOM in TN02 in relation to significant amounts of development coming forward in close proximity to M27 Junction 11 may be of significance once again. In addition, the additional site allocation HA55 is on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham', although AECOM stated that the proposed SGA south of Fareham is further from the SRN, previous concerns were raised that its cumulative impact may have the potential to affect M27 Junctions 9, 10 and 11.
- 3.20. Table 4.2 of the revised PLP shows that there are sufficient sites to provide 10,594 net new homes across Fareham Borough from 2021 up to 2037, demonstrating that housing supply is in excess of the housing requirement allowing for a contingency should delivery on some sites not match expectations. Slightly over a third (3,610) of the 10,594 are located at Welborne, where there is a resolution to grant planning permission, together with a further 1,478 on sites which are either consented or have resolution to grant status. The PLP therefore proposes a net increase of 5,506 dwellings over the plan period over and above existing commitments.

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## 4. Infrastructure Delivery Plan

- 4.1. The Interim Draft Infrastructure Delivery Plan (IDP) was reviewed as part of AECOMs TN02, and any outstanding concerns following the provision of additional technical material were raised in AECOM's BN03. AECOM's TN03 reviewed the current IDP, dated September 2020 and it has not been updated since, nor has the junction modelling. Therefore, this TN does not include a further review of this document. However the IDP has been referred to in the section below

## 5. Strategic Transport Assessment (STA) and Sub-Regional Transport Model Report

- 5.1. A detailed review of the SRTM modelling was undertaken as part of AECOM's TN01 and subsequently TN02 and BN03. The modelling and STA has *not* been updated to reflect the most recent amendments to the PLP proposed housing and employment growth figures. Therefore, this review focuses on whether the changes to the revised PLP since the previous review identified in the sections above have been accounted for in the existing STRM modelling (undertaken as part of the STA), rather than a full review of the SRTM methodology adopted. In addition, any outstanding concerns raised as part of the previous reviews have been identified.

- 5.2. AECOM's TN01 documents a review of the July 2019 SRTM Modelling Report which supported the 'Issues and Options' LP consultation in the Summer of 2019. The SRTM assessment was then updated in the January 2020 SRTM Model Output Summary Report to account for the increased housing requirement for Fareham as covered by the LP Supplement, the review of which is documented in AECOM's TN02. BN03 was produced following discussions with representatives of Fareham Borough Council (FBC), HCC and their Consultants Atkins and Systra, and the provision of additional technical material. BN03 outlined two recommendations carried over from TN02 that were still considered outstanding (both regarded as important but not critical to the acceptability of the forthcoming Local Plan). These were as follows:

- Clarification should be provided on the way in which the proposed development 'North of Whiteley' has been incorporated in to the modelling and the nature of the junction improvements assumed to have taken place at M27 Junction 9 in the scenarios modelled (AECOM TN01 para 4.4).
- The volume / capacity (v/c) plots should be provided in the SRTM Report to gain an understanding of the difference between the 2036 Baseline and 2036 Do Minimum scenarios on the M27 main line (para 5.17).

- 5.3. This information was subsequently provided.

- 5.4. The conclusions reached within AECOM's BN03 were as follows:

*'AECOM's review of the results of the modelling undertaken has not identified any obvious showstoppers to the emerging Local Plan as currently proposed and this appears to be the case whether [or not] the major development at Welborne, and its associated improvement scheme at M27 Junction 10, goes ahead.'*

*However, there are a number of locations at which long queues are predicted, albeit the net increase in queueing attributable to the Local Plan itself appears to be relatively small. In these locations, the impact of Strategic Growth Areas and substantial individual development sites may identify a need for highway capacity-based mitigation measures as the sites concerned come forward through the Planning Application process, with Transport Assessments supported by detailed junction capacity models. In AECOM's view, these locations include the following:*

- *The A27 (north) approach to the Segensworth roundabout from M27 Junction 9; and*
- *The M27 westbound off-slip road at M27 Junction 11.*

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*AECOM therefore recommend that the Infrastructure Delivery Plan (IDP) associated with the Local Plan should state a potential requirement for developer-funded mitigation measures at the locations specified.'*

- 5.5. It is noted that since the previous review of the IDP (reported in TN03), it has not been updated and has therefore not been reviewed in details within this TN. It is, however, disappointing that the current IDP does not explicitly define such a requirement.
- 5.6. The key changes to the LP at the LP Supplement, previous PLP and revised LP stages are shown in the table below:

<b>Key Change</b>	<b>LP Supplement (full modelling check undertaken by AECOM)</b>	<b>Previous PLP (high level check undertaken by AECOM to identify LP changes and potential impacts on the modelling)</b>	<b>Revised PLP</b>
<b>LP Period</b>	2021-2036	2021-2037	2021-2037
<b>Housing growth identified</b>	8,320	8,386 (69 additional homes in comparison to LP Supplement)	10,594 (2,274 additional homes in comparison to LP Supplement)
<b>Strategic Growth Areas (SGAs)</b>	Yes (included in the modelling as additional to the 8,320 proposed to be allocated)	No (but still included in the modelling)	No, but the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and HA55 is on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham'
<b>Additional Housing Sites</b>	-	Yes, but unlikely to be a concern to Highways England in isolation	Yes, most of them are unlikely to be a concern to Highways England in isolation. Site HA56 may be a concern to Highways England due to its proximity to M27 J11.
<b>Employment Land Growth Identified</b>	130,000m <sup>2</sup> (100,700m <sup>2</sup> included in modelling)	104,000m <sup>2</sup>	121,964m <sup>2</sup>
<b>Faraday Business Park</b>	40,000m <sup>2</sup>	65,100m <sup>2</sup>	65,100m <sup>2</sup>

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<b>Swordfish Business Park</b>	8,000m <sup>2</sup>	12,100m <sup>2</sup>	12,800m <sup>2</sup>
<b>Additional Employment Land</b>	-	-	Additional sites E4b (Land north of Military Road) and E4d (Standard Way, Wallington) would be of particular interest to Highways England due to the positioning of the sites within the vicinity of M27 Junction 11. Site Ref E4c (Little Park Farm, Segensworth West) would also be of particular interest to Highways England due to the positioning of the site within the vicinity of M27 Junction 9.

- 5.7. The table above demonstrates that since AECOM previously reviewed the modelling undertaken, The housing growth figure has increased significantly, and the employment growth figure is higher than included within the SRTM modelling. The SGAs no longer form part of the local plan; however these sites are now included as housing site allocations (albeit with fewer dwellings proposed than the previous SGAs).

### Assessment Scenarios

- 5.8. The SRTM has a base year of 2015, and forecast years of 2019, 2026, 2031, 2036 and 2041. For the Fareham Local Plan assessment, scenarios were forecast to 2036 and scenarios have been developed as follows:
- **Scenario 1** – 2036 Baseline, no Fareham Local Plan development except committed sites. Welborne (4,260 residential units) and M27 Junction 10 included.
  - **Scenario 1a** – 2036 Baseline, no Fareham Local Plan development except committed sites. Welborne capped at 1,160 residential units, no M27 10 scheme included.
  - **Scenario 2** – 2036 Do-Minimum (Do Minimum), full Fareham Local Plan development without transport mitigation measures, Welborne (4,260 residential units) and M27 Junction 10 included.
  - **Scenario 2a** – 2036 Do Minimum, full Fareham Local Plan development without transport mitigation. Welborne capped at 1,160 residential units, no M27 Junction 10 scheme.
  - **Scenario 3** – 2036 Do Something (Do Something) full Fareham Local Plan development with potential mitigation measures.
- 5.9. The above scenarios allow the net impact of the PLP on the key junctions of interest to Highways England to be quantified, whether Welborne goes ahead in full (and brings with it the proposed improvement to M27 Junction 10) or whether it is capped at 1,160 dwellings and does not bring about the M27 J10 improvement.
- 5.10. The PLP will run to 2037; however, the SRTM modelling has used a future year of 2036. No explanation has been provided within the Strategic TA/ STRM modelling report as to why this is the case. AECOM recommend acceptance of the use of 2036, which is a common year for which runs of the SRTM have been made, as a proxy for the new end-date of the PLP.

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- 5.11. For the purposes of this review, Scenarios 2 and 3 are of most interest, as these are the scenarios where the full local plan development has been included. Table 7-1 of the STA indicates that the modelling assumes an additional 6,051 dwellings over the period 2015 to 2036 with the PLP (Scenario 2) than over the same period in the baseline (Scenario 1). This is further substantiated by comparing Tables 7-3 and 7-4, where the difference between the dwelling totals in the two tables is also 6,051. Table 7-5 of the TA sets out the (previously) proposed growth in the PLP between 2021 and 2037 of 8,389 (the figure quoted in the previous PLP), which, once existing commitments (5,410) are deducted, gives a net increase due to the LP of 2,979 dwellings. There is some difficulty in reconciling these figures because one is for the period 2015 to 2036, and the other, 2021 to 2037. Nevertheless, AECOM previously reported within their review of the previous PLP (in TN03), that there appeared to be a significant discrepancy (of 3,072 dwellings) between the modelled figure and the figure in the previous PLP, given that they both purport to represent the net impact of the PLP over and above existing commitments. AECOM previously stated that they could not find an explanation for this in the TA and were concerned that the figure used may be excessive and may result in the modelling reporting more excessive delays and queueing than are likely, and potentially presenting an unrealistic prediction of the future operation of the highway network.
- 5.12. The revised PLP quotes a housing growth figure of 10,594 (2,205 more than the previous PLP) and therefore it would appear that, although this figure more closely reflects the levels included within the modelling, the housing growth assumptions used within the SRTM modelling still remain excessive. **AECOM therefore recommend that clarification is provided with regards to the housing figures used within the SRTM model (for both the 2036 baseline, and 2036 Do Minimum scenarios).**
- 5.13. Paragraph 7.24 of the STA states that the modelling includes the two potential Strategic Growth Areas (SGAs) North of Downend and South of Fareham, and this is confirmed by reference to Figure 7-2, which shows 650 dwellings North of Downend and 1,975 South of Fareham. These SGAs are no longer allocated in the revised PLP, however the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and proposes 550 dwellings, so a broadly similar number of dwellings as the North of Downend SGA. In addition, the additional site allocation HA55 appears to be on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham' and proposes 1,250 dwellings. It is therefore considered that, although the SRTM modelling includes more dwellings at the above two sites than proposed within the revised PLP (within the SGAs), what is included is robust and more accurately reflects the revised PLP forecasts than the previous PLP.
- 5.14. Paragraph 7.7 of the STA states that the PLP will result in approximately 3,000 additional jobs in the Borough over the period 2015 to 2036. Paragraph 7.23 of the STA states that the employment site allocations shown in Table 7-6 of the STA have been included in the model, which shows the cumulative impact of these expansions. Table 7-6 reflects similar levels of employment site growth over the three key employment land sites (Faraday Business Park, Swordfish Business Park and Solent 2) as identified within the PLP, however it does not include for the additional four sites identified within the PLP (equating to an additional 21,950m<sup>2</sup> of employment floorspace), some of which are within the vicinity of the SRN. Therefore, on this basis, **AECOM recommend that the SRTM modelling is updated to reflect the level of anticipated employment growth identified within the PLP.**

### Results

- 5.15. The previous AECOM reviews of the SRTM Report identified the following locations to be of interest to Highways England:
- Segensworth Roundabout – approach from M27 Junction 9;
  - M27 Junction 9;
  - M27 Junction 11 (including the Boarhunt Road M27 Junction 11 off-slip junction); and
  - Delme Roundabout - approach from M27 Junction 11.

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- 5.16. For the purpose of the TA, the following definitions are adopted:
- A 'significant' impact is one where a junction has an RFC of greater than 85% and there is an increase of more than 5% on any one approach arm;
  - A 'severe' impact is one where a junction has an RFC of greater than 95% and there is an increase of more than 10%, or where a delay of greater than 120 second increases by more than 60 seconds per vehicle on any one approach arm
- 5.17. AECOM agree that these are suitable thresholds for identifying junctions likely to be of particular interest in terms of traffic capacity/ congestion effects.
- 5.18. The impact of growth to the 2036 Baseline is illustrated on Figure 8-1 of the TA, where 'severe' impacts are indicated at M27 Junctions 9 and 11 and at the Segensworth roundabout, and a 'significant' impact is predicted at the Delme roundabout.
- 5.19. The net impact of the PLP is illustrated on Figure 9-1 of the STA, where 'significant' impacts are indicated at the Segensworth and Delme junctions and that M27 Junctions 9 and 11 fall below the definition of 'significant'. Whilst M27 Junction 10 is indicated as having a significant increase in traffic flows (TA para 9.5 refers), it does not meet the criteria for a 'significant' impact, presumably because the new layout proposed by the Welborne developer allows it to remain within capacity.
- 5.20. Chapter 10 of the STA reports on the results of a sensitivity test in which the impact of the PLP is tested in a scenario in which Welborne is capped at 1,160 dwellings and the improvements to M27 J10 do not take place. These indicate a 'severe' impact from the PLP at the Segensworth roundabout and a 'significant' impact at the Delme, but not at either M27 Junctions 9 or 11.
- 5.21. Chapter 11 of the STA sets out proposed mitigation schemes at a number of junctions within the Plan area. Whilst the Segensworth roundabout is indicated as having a 'significant' impact, the arm concerned (Little Park Farm Road) is stated as having a low delay per vehicles and manageable queue length. With the introduction of employment site E4c (Little Park Farm) in the revised PLP; this impact may now be different to that reported within the previous SRTM modelling. The problems presented at the Delme roundabout are described in paras 11.40 – 11.42 of the STA. Mitigation in the form of further signalisation of this roundabout is proposed, with bus lane and bus priority signals, segregated cycle lanes and improved pedestrian crossing facilities. This proposal is said to be at an advanced stage of design and to provide adequate capacity in the AM peak, in the 2036 Do Minimum, with further work required to bring the junction within capacity in the PM peak. However, in the Scenario 3 (Do Something scenario), it returns to being within capacity, with a reduction in flow predicted on the approach from M27 Junction 11. The results tabulated in the Local Junction Modelling Report indicate that the approach from M27 Junction 11 remains within capacity in all scenarios.
- 5.22. In Scenario 3, a 'significant' impact is predicted at M27 Junction 9 on the westbound off-slip. However, this is said (at TA para 12.17) to be soluble by adjustment to traffic signal timings on the A27 junctions with Redlands Lane and Bishopsfield Road.
- 5.23. The SRTM modelling report sets out in more detail the results of the SRTM model runs for the Scenarios tested. Results in terms of predicted levels of queueing on M27 slip roads, and on the approaches to the Delme and Segensworth roundabouts from M27 Junctions 11 and 9, respectively, are exactly the same as previously reported, and summarised in section 3 of AECOM's BN03. This confirms that the modelling undertaken has not been adjusted to reflect the amended housing growth set out in the revised PLP relative to previous drafts of the emerging LP.
- 5.24. Therefore, no further review of the modelling outputs has been undertaken. The previous recommendations in BN03 still stand. For reference, these included:
- *AECOM's review of the results of the modelling undertaken has not identified any obvious showstoppers to the emerging Local Plan as currently proposed and this appears to be the*

## Technical Note 04

*case whether the major development at Welborne, and its associated improvement scheme at M27 Junction 10, goes ahead.*

- *However, there are a number of locations at which long queues are predicted, albeit the net increase in queueing attributable to the Local Plan itself appears to be relatively small. In these locations, the impact of Strategic Growth Areas and substantial individual development sites may identify a need for highway capacity-based mitigation measures as the sites concerned come forward through the Planning Application process, with Transport Assessments supported by detailed junction capacity models. In AECOM's view, these locations include the following:*
  - *The A27 (north) approach to the Segensworth roundabout from M27 Junction 9;*
  - *The M27 westbound off-slip road at M27 Junction 11.*
- *AECOM therefore recommend that the Infrastructure Delivery Plan (IDP) associated with the Local Plan should state a potential requirement for developer-funded mitigation measures at the locations specified.*

5.25. The IDP states on page 72, under 'additional information to note' that '*when considering proposals for growth, any impacts on the SRN needs to be identified and mitigated as far as reasonably possible. Highways England will support proposals that consider sustainable measures which manage down demand and reduce the need to travel. Proposed new growth will need to be considered in the context of the cumulative impact from already proposed development on the SRN and infrastructure improvements on the SRN should only be considered as a last resort.*'

5.26. In addition, Policy TIN2 of the PLP, 'Highway Safety and Road Network' states that:

*'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.'*

5.27. Therefore, AECOM consider that the text contained within both the IDP and the revised PLP adequately safeguard the SRN by clearly stating that any impacts will need to be identified and mitigated. It is therefore considered that the recommendation at Paragraph 4.6 of BN03 has been adequately addressed.

## 6. Technical Transport Note in Support of Fareham Local Plan (2037)

6.1. AECOM have undertaken a review of the 'Technical Transport Note in Support of Fareham Local Plan (2037)' document (TTN) (dated June 2021). The TTN aims to provide a high level assessment of the potential differences between the scenarios modelled in the 2020 Transport Assessment and the scenario within the Revised Publication Plan.

6.2. The TTN highlights the 2020 Strategic Transport Assessment findings and conclusions. It then goes on to identify the changes in proposed growth within the revised PLP against those included in the previous modelling (presented in the 2020 STA) with regards to:

- net changes in the quantum of development;
- changes in quantum of allocations; and

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- net changes in the distribution of development.
- 6.3. With regards to the net changes in the quantum of development, the TTN states that since the previous modelling was undertaken there have been a number of changes to the growth scenario within the Draft Plan as a result of changes to proposed policies regarding both housing and employment, and changes to the number of completions, permissions and windfall sites since the original model runs. The net changes across all model zones are shown in the maps shown in Figures 1-3 of the TTN.
- 6.4. With regards to the changes in quantum of allocations, para 3.2.1 of the TTN states that *'changes are proposed to both the quantum and distribution of allocations. It should be noted that the former strategic growth areas have now become allocations, and the quantum of development in these areas has changed'*. AECOM have noted these changes in the sections above.
- 6.5. Table 1 of the TTN shows the overall change in quantum of allocations only from the 2019 modelling (presented within the 2020 STA).

Table 1: Changes in quantum of proposed allocations

Allocation type	Quantum (Absolute change)	Quantum (% change)
Residential	- 560 dwellings	- 11.4%
Office	- 25,200 sqm	- 68%
Industry and warehousing	+ 9,850 sqm	+ 10%
Other* land uses	- 20,074 sqm	- 81 %

- 6.6. Table 1 of the TTN demonstrates that allocations in the revised PLP are lower in quantum across residential, office and other land uses, and higher in industry and warehousing land uses, than previously accounted for. Overall, there is a decrease in the quantum of allocations in the revised PLP.
- 6.7. With regards to the net changes in the distribution of development, the TTN states that as well as the variations in quantum of development, changes are also proposed to the distribution of completions, windfall, permissions and allocations.
- 6.8. Figure 1 of the TTP shows the residential development quantum changes between the 2019 modelling and the revised PLP, and from Highways England's perspective, shows generally a reduction in dwellings in the vicinity of the SRN, with the majority of increases concentrated around the town centre and away from the SRN junctions. Figure 2 shows significant increases in office space developments (B1) around M27 Junctions 9 and 10 and Figure 3 shows significant increases in Industry and Warehousing (B2 and B8) developments to the north of M27 Junction 9 and to the south of Junction 11.
- 6.9. Section 4.1.1 of the TTN under the heading 'next steps' states that *'the overall quantum of proposed allocations is now lower than that tested through the 2020 Draft Plan. It could, therefore, be said that the 2020 Draft Plan represents a very robust assessment of the quantum of development on the highway network. However, the distribution of uses, and the changes in the baseline, mean that localised impacts would be experienced'*.
- 6.10. The TTN goes on to state that *'given that the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation. There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this. The Revised Publication Local Plan requires site specific Transport Assessments to be undertaken for sites. These assessments must include considerations of potential impacts for other allocated sites and must meet the criteria of the Highways Authority and, where relevant, the*



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*Highways Agency (sic). Given the overall reduction in traffic generated, the Plan is still anticipated to be deliverable and sound overall from a transport perspective, albeit potentially with some additional localised mitigation measures'.*

- 6.11. Although it is agreed that the redistribution of uses and allocation sites will result in localised impacts that have not been reported in the modelling work undertaken to date, AECOM agree that the modelling undertaken still offers a robust assessment of the development quantum and the impacts on the SRN, and that these impacts should be capable of being identified and mitigated as required through site specific Transport Assessments.

### 7. Downend Sites Highways Review

- 7.1. AECOM have undertaken a high level review of the 'Downend Sites Highways Review' (DSHR) document produced by Mayer Brown (dated June 2021).
- 7.2. The DSHR report considers the area previously known as 'Strategic Growth Area: North of Downend', which was included in the Regulation 18 Draft Local Plan and was not included in the Publication Plan, and is now known as Downend Road East and Land west of Downend Road. The revised PLP includes development on land to the east and west of Downend Road which is proposed for 900 dwellings. Development on the land east of Downend Road is included as allocation HA4 Downend Road East in the Publication Plan and has capacity to provide 350 of the 900 dwellings. Mayer Brown have produced a separate Highway Review for allocation HA4 Downend Road East, dated November 2020. As HA4 Downend Road East has been included within the LP for the previous AECOM reviews, the November 2020 report has not been reviewed within this TN, which focuses on the new allocation, HA56.
- 7.3. The DSHR report considers the highway and transport issues for the housing sites east and west of Downend Road.
- 7.4. The DSHR report states that the STA, and SRTM modelling produced to inform the STA provide a robust assessment of the transport infrastructure's ability to accommodate the increased demand and of the necessary mitigation. It states that *'based on the reduction in the proposed number of dwellings, it is considered that the impact of the Publication Plan development is likely to be less than that assessed in the STA'*. AECOM are broadly in agreement with this statement as noted in the sections above.
- 7.5. Section 2 of the DSHR summarises the AECOM/ Highways England consultation response to the Regulation 18 Draft Local Plan (as documented in TN02). In response to AECOM's Recommendation 3 in TN02 (where it was recommended that more detailed junction capacity modelling of M27 Junctions 9 and 11 should be undertaken (with specific concerns raised at Junction11 westbound offslip)), the DSHR confirms that the STA demonstrated that the implementation of the Local Plan development (which included the Downend sites) would result in a positive impact at the M27 J11 WB off-slip during the AM peak (1% reduction in the AM peak predicted RFC at the M27J11 WB off-slip, and the same RFC in the PM peak). This is noted.
- 7.6. The DSHR states that *'throughout development of the Local Plan, FBC have continued to engage with HE. At a video meeting of 1st May 2020 between FBC, HE and MB, HE confirmed that the Local Plan developments included no showstoppers. In reference to the M27 J11, HE advised that they would not be encouraging measures to increase highway capacity and would be seeking to address capacity issues, through encouragement of measures to support sustainable travel. With regard to Land west of Downend Road, HE advised that they would be more concerned with any tailback from the Delme roundabout rather than the direct impact on the M27 J11. As the LHA are the highway authority for Delme roundabout, HE advised they would be content if the LHA are content.'* AECOM are unable to independently verify these statements, and for the purposes of this review, take them at face value.

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- 7.7. The DSHR states that the STA demonstrates that the proposed mitigation measures at the Delme Roundabout, would successfully mitigate the impact of Local Plan growth (including the two Downend sites). This too is noted.
- 7.8. Section 4 of the DSHR discusses the issues raised in previous planning applications for the sites and Section 5 provides the following conclusions of relevance to Highways England:
- *'The strategic traffic modelling undertaken by Systra on behalf of FBC demonstrates that the cumulative impacts of the Local Plan developments, which includes the Downend sites, will not result in any severe traffic impacts at junctions south of the M27. The SRTM modelling, dated May 2020 predicted significant impacts to occur at only one junction proximate to the Downend sites – the Delme Roundabout. The STA identifies appropriate mitigation and demonstrates that the mitigation measures would successfully mitigate the impact of Local Plan growth, so that the impact is no longer classified as meeting either the "significant" or "severe" criteria;*
  - *'The site promoter proposes a masterplan which would provide a new east-west link road between the A27 and Downend Road, with a new signalised access junction direct onto the A27. Analysis provided by the site promoter shows that the new link road would improve traffic conditions on the A27 corridor, through the Delme roundabout and on the southern section of Downend Road through provision of an additional route;*
  - *The analysis provided by the site promoter shows that the proposed Land west of Downend Road site and associated link road would result in a reduction in southbound queuing on the A27 from the M27 J11 to the Delme roundabout in 2036, when compared to the "without development" scenario; and*
  - *Mitigation at the Delme roundabout, included in the Strategic Transport Assessment, would further improve congestion on the southbound approach to the roundabout'.*
- 7.9. AECOM are broadly in agreement that it appears that the impacts of the Land West of Downend West site allocation on M27 Junction 11 (and the nearby Delme Roundabout) can be successfully mitigated so that the safe and efficient operation of the SRN is not compromised. This conclusion should be formally confirmed through the provision of a site-specific Transport Assessment, as required by Policy TIN2 and paragraphs 10.17 – 10.19 of the Revised PLP.

## 8. Conclusion

- 8.1. This TN documents a review, carried out by AECOM on behalf of Highways England, of the Revised Regulation 19 Fareham Publication Local Plan (the PLP). The purpose of this review is to understand the impact of the proposed Local Plan site allocations within Fareham on the Strategic Road Network (SRN) and to determine whether sufficient highway infrastructure and mitigation is proposed to accommodate the planned growth.
- 8.2. AECOM have previously undertaken four tasks in relation to the Fareham Local Plan with the initial work being reported in AECOM TN01 and TN02. TN02 documents AECOM's review of the Fareham Local Plan 2036 Supplement document, which set out the plan for future development within Fareham and was an extension of the 2017 Draft LP which had already been consulted on. Within the LP Supplement, the development strategy and housing sections of the 2036 plan had been updated to reflect the increased housing requirements for Fareham. The work reported in Briefing Note BN03 reported on the responses received from the Local Planning Authority and their Consultants to the issues raised in TN02. The most recent work reported in TN03 was a review of the previous (since revised) Regulation 19 Fareham Publication Local Plan whereby AECOM determined that had changed since the previous AECOM review and assessed whether the amendments are likely to have a detrimental impact on the SRN.
- 8.3. The purpose of this review was therefore to determine what has changed within the most recent PLP since the last AECOM review (presented in TN03), and to assess whether any of the amendments are likely to have a detrimental impact on the SRN .

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- 8.4. This TA has identified some issues and concerns which should be addressed. These recommendations are listed in the Executive Summary and highlighted by the use of bold underlined text in the main body of this document. Recommendations regarded as critical to the acceptability of the forthcoming Local Plan are coloured **red**. Recommendations regarded as important but not critical to the acceptability of the forthcoming Local Plan are highlighted in **amber**.
- 8.5. **AECOM advise Highways England to formally raise the concerns highlighted in this note in the consultation response to the Regulation 19 Publication Local Plan 2037 and to continue to work with Fareham Borough Council and the other stakeholders to resolve the issues identified.**

**From:** [joy.hobson](#)  
**To:** [Trott, Katherine](#)  
**Subject:** Re: Fareham Local Plan  
**Date:** 06 July 2021 12:20:42

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Good morning

There is no need for me to attend the hearing, I just wanted to make a suggestion as a local resident who uses the Superstores in Park Gate regularly.

The back entrance from Primate Road is one way (into stores), so to exit, the only way is up to the very busy TGI roundabout.

A mini roundabout on the dual carriageway would direct traffic back to the Cartwright Drive roundabout for access to Titchfield Common and on to Fareham, alleviating some of the strain from the TGI roundabout.

I also want to take this opportunity to raise the issue of the very ill placed bus stop just inside Warsash Road off the A27 roundabout (before Kites Croft roundabout).

This bus stop is on an outward bend in the road making it too dangerous to overtake a bus. By waiting for the bus to move off, creates a very long tailback to the roundabout and A27.

This stop really should be further down Warsash Road, away from the roundabout where the bend in the road is inwards and cars could safely manoeuvre round a parked bus.

I drive this route daily travelling from Clarendon Crescent to Barnes Wallis Road at 08.00 and 12.30 respectively to and from work. The home journey is always an issue.

Kind regards  
Joy Hobson

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, July 6, 2021, 9:24 am, Trott, Katherine <KaTrott@Fareham.gov.uk> wrote:

Dear Ms Hobson

Further to our email regarding your comments on the Revised Publication Local Plan, The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is "in public", you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Kind regards

Katherine Trott  
Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** [joy.hobson](#)  
**To:** [Consultation](#)  
**Subject:** Improvement  
**Date:** 04 July 2021 10:56:32

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Good morning

I have a suggestion to an issue not highlighted in 'Fareham Today'.

To reduce the traffic at the TGI roundabout, create a small roundabout at the eastern end of Park Gate Superstores by the car sales lot. This will let traffic return to Fareham/Titchfield without the need to continue up to the busy main roundabout.

If you can build ridiculous double mini roundabouts in Hunts Pond / Church Road intersection which all vehicles struggle with, particularly buses, then a decent size roundabout could be built on this part of the dual carriageway.

Lockdown would have been an ideal time to build!

Joy Hobson



Sent from my iPad

**Respondent: Mr Robert Marshall (287-5188)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Duty to co-operate is not applicable. NB This observation is on the totality of Policy TIN2 and paragraphs 10.1 - 10.19 The transport evidence is out of date and incomplete. The Plan introduces a significant new highway proposal in relation to the site West of Downend Road. The proposed link road through the site to a new junction on the A27 (link to M27 J11) is considered in the Downend Sites Highway Review, which relies on a significant body of work carried out during 2017-2020 in relation to planning applications. This work does not appear to be in the public domain. It refers to the use of the Sub-Regional Transport Model (SRTM) and identifies significant changes to traffic flows on key junctions. However, the SRTM (September 2020) included in the evidence base does not include this proposed new link road and junction and there are no references to it in the Strategic Transport Assessment.

**What modification(s) is necessary to make the Revised Pub...**

Prepare, publish and carry out consultation on an up-to-date Strategic Transport Assessment and SRTM. Publish the evidence prepared to support the proposal for a link road through the site west of Downend Road to a new junction on the A27 (link to M27 J11) that is referred to in the Downend Sites Highway Review

**How would the modification(s) you propose make the Revise...**

It would meet the requirement for a comprehensive and up-to-date evidence base.

**Your suggested revised wording of any policy or text:**

N/A

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

To ensure that the Fareham Society's views are discussed and an opportunity is given to respond to the views of others.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.



## PERSONAL DETAILS

### Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:

MR

First Name:

ROY

Last Name:

ROBERTS

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

A3 Please provide the Agent's details:

Title:

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B3 Please provide details you have to support your answers above

Plan not sound. Authorities have duty to improve or maintain quality of life. 1 Ambient traffic noise already blights many peoples lives. Electric cars will not significantly reduce this. Road and tyre noise predominate. 2 Additional housing brings extra anti social behaviour and petty crime. Existing resources cannot deal effectively now. Not addressed in plan. 3 Difficulty accessing health services not addressed in plan. No new surgery's planned.

Duty to cooperate

Fareham infrastructure is about to be overwhelmed by adjacent 3000 house tsunami Winchester whitely Ineffective cooperation to bring realistic development to the area. The solent city environment is coming without city type transport systems.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

MAKE IT ABSOLUTELY CLEAR TO THE GOVERNMENT & RESIDENTS BY RAISING PROFILE MUCH HIGHER USING PRESS, NATIONAL SOUTHERN TV DEBATE PROGRAMS ETC THE SERIOUS IMPLICATIONS TO THE REDUCTION IN PEOPLE'S LIFE OF THIS PLAN. MANY PEOPLE ARE UNAWARE OF THE REAL COST THAT QUALITY OF LIFE WILL BE IMPACTED. IT IS A LEGAL REQUIREMENT ~~TO~~ NOT TO REDUCE QUALITY OF LIFE.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

THE COUNCIL WOULD HAVE DONE ALL WITHIN ITS POWER TO CONVEY THE REAL SITUATION TO PEOPLE. THE CURRENT PLAN SUBMISSION DOES NOT. IT ~~IS~~ ~~AND~~ WILL ALSO IMPRESS ON THE GOVERNMENT THE SERIOUS EFFECTS OF IMPOSING HOUSE BUILDING TARGETS

B4c Your suggested revised wording of any policy or text:

SERVICES & INFRASTRUCTURE WILL BE IMPROVED BEFORE ANY HOUSE BUILDING TARGETS PLACE

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☒ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

I HAVE FOLLOWED COUNCIL MATTERS FOR SOMETIME AND AS I AM A VOLUNTEER IN COMMUNITY MATTERS I HAVE A GOOD UNDERSTANDING OF LIFE IN THIS AREA HAVING LIVED HERE FOR OVER 35 YEARS.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

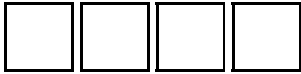
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.

All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <[REDACTED]>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

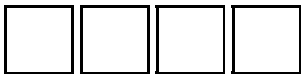
Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.

I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins



## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.



### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

**Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment? Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.**

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

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This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.

**White, Lauren**

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**Subject:** FW: Local Plan Consultation

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**From:** Chris Moore <[REDACTED]>  
**Sent:** 27 June 2021 15:26  
**To:** Consultation <Consultation@fareham.gov.uk>  
**Subject:** Local Plan Consultation

Hi,

I was trying to make some comments on the local plan but there is no "Comment on Plan" button.

Also the Downloadable Form won't download when you click on it.

The main comments I have about local housing provision are that although provision is made for "Affordable Housing" There never seems to be any provision made for "Bungalows" in any new development.

We live in Whiteley in a conventional 4 bedroom house. There are only 2 of us and are beginning to find the stairs more difficult. We would like to move to a 2 or 3 bed bungalow in the same area, but there are none and none seem to be envisaged, in any of the new developments in Whiteley North or elsewhere.

We also think that Rookery Avenue should be opened to through traffic, as per the original plans for Whiteley. Therefore as there is a proposal to build 6 houses on Rookery Avenue, could this not be increased and get the developer to join up the missing link on Rookery Avenue. This would reduce the amount of traffic on Yew Tree Drive and past the school, making it safer for the school children, many of whom walk to and from the school via Yew Tree Drive.

Kind regards  
Mr Christopher Moore

[REDACTED]

**From:** [June Ward](#)  
**To:** [Consultation](#)  
**Cc:** [June Ward](#)  
**Subject:** New Local Plan  
**Date:** 28 July 2021 16:38:32

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Dear Katherine,

Thank you for your continued help with this and it was good to see you the other evening. Unfortunately due to my poor IT skills I cannot now find everything I submitted before Christmas. However I will just pick up a few points and hopefully they are not a duplicate of items on which I have already commented.

Infrastructure

PolicyHA1 Page 53

I consider that there will be a very negative impact on the character of Greenaway Lane and with specific regard to safety of those not using cars in this village area. I am not in agreement with a number of access points onto Brook Lane and Lockswood Road, these are, either gridlocked on occasions or used as racing circuits at quieter times.

PAra 10.15

I think there needs to be more consideration to the Transport Assessment. There is no reference for the mitigation assessment required to reduce congestion by 2037.

Policy HA1 on P 54 says that there will be two junior football pitches and yet I cannot see them in the Masterplan.

Occupancy Rates

As regards nitrate budget calculations, paragraph 5.41 does not appear clear at all. The LPA indicates that the average occupancy for a 4/5 bed house would be 2.4 whereas the affordable homes would be in the range of 4 to 6.

More tomorrow

Kind regards

June Ward

**White, Lauren**

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**Subject:** FW: Winchester City Council consultation response

**From:** [REDACTED]

**Sent:** 23 July 2021 11:21

**To:** Planning Policy <PlanningPolicy@fareham.gov.uk>

**Subject:** Winchester City Council consultation response

Dear Planning Policy team,

Regulation 19 Local Plan Consultation (18th June – 30th July 2021):

Thank you for the opportunity to comment on your Regulation 19 plan. Winchester City Council has the following comments to make. Winchester City Council is responding to this consultation on the basis that it has already made comments on a previous version of the Regulation 19 Local Plan which will not be repeated here but which still stand unless otherwise mentioned here.

Strategic Policy H1: Housing Provision

The City Council supports the intention of Policy H1 to meet the Borough's housing requirement under the Standard Methodology which has resulted in an increase in provision over the previous Regulation 19 Consultation it is noted that the unmet needs of neighbouring authorities will also be subject to the standard methodology requirement.

There is still the potential for change of numbers in respect of the requirement to contribute to meeting unmet need in neighbouring authorities, pending an updated Partnership for South Hampshire Joint Strategy. There is some uncertainty around the final numbers that will need to be met and the Duty to Cooperate requirement.

The council is supportive of the added text (shown highlighted yellow) at 10.16 which refers to the Parkway / Leafy Lane junction,

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. The Parkway/Leafy Lane junction does not warrant a mitigation scheme for increased junction capacity because the junction arm leads to a 20 mph zone, residential area with vertical speed reduction measures. This scheme will therefore require an environmental based traffic constraints solution to continue to reduce the likelihood of 'rat running' at this location. The nature of this scheme will require further discussions with the local highway authority and Winchester City Council to establish the form of any mitigation scheme required.

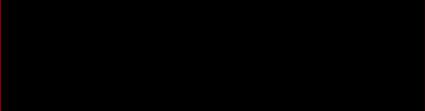
End of comments.

**Jill Lee MRTPI**

Principal Planning Officer

Strategic Planning Team

Winchester City Council





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*Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

Enquiries to Neil Massie

My reference FBCLPReg19

Direct Line

Your reference Reg19Consultation

Date 29 July 2021

Email

Sent by email to: [PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)

**For the attention of Gayle Wootton**

Dear Sir,

Thank you for consulting the County Council on the Revised Publication Local Plan (Regulation 19 consultation). This response is provided in the County Council's capacity as the local highway authority, local education authority, lead local flood authority and the minerals and waste planning authority.

### **Local Highway Authority**

The County Council is the local highway authority (LHA) for all roads in Hampshire, except for motorways and trunk roads, and this response is concerned with the potential highway and transportation impacts of the land use proposals set out by the Borough Council on the local road network. The County Council's primary concern as local highway authority is the efficient use, management and maintenance of the local highway network. Ensuring that all new development mitigates its impact on the Hampshire network is the function of the local highway authority.

The LHA submitted comments in December 2017 and February 2020 in response to the Draft Local Plan Regulation 18 consultations, and more recently in December 2020 in response to the Regulation 19 consultation. These comments remain valid and should be considered in conjunction with this response.

**Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI**

The LHA's comments in response to the changes proposed in the Revised Publication Local Plan (June 2021) are set out below.

## **Transport Assessment**

The strategic transport assessment (TA) evidence base for this consultation is the September 2020 version submitted as part of the evidence base for the Publication Plan consultation in November 2020. Before the publication of the TA there were several changes to the growth scenarios which have resulted in alterations to the number and location of the development sites. These changes are reflected in the previous consultations on the draft local plan.

The SRTM Modelling report (May 2020) and TA use the growth scenario and housing number of 12,169 dwellings which includes the two proposed Strategic Growth Areas (SGAs). This housing number with the SGA proposals represents the growth scenario with the highest housing number and was not proposed in any of the versions of the draft local plan. The growth scenario in the Publication Plan (2020) represents the lowest housing number of 8,389 dwellings. Whereas the growth scenario in this Revised Publication Plan (2021) is 10,594 dwellings.

The SRTM modelling report (May 2020) sets out the Baseline, the Do Minimum (with local plan development) scenario and the Do Something (with mitigation) model runs. As the proposed Strategic Growth Areas were included in the Do Minimum scenario the strategic modelling used a higher housing number than is currently proposed in the June 2021 Revised Publication Plan. A Technical Note (2021) in support of the Revised Publication Plan was produced to provide a high-level assessment of the potential differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. The report concludes in paragraph 4.1.2 that *'Given the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation.'* The report also concedes that *'There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this.'*

The LHA would have preferred to see the results of an additional strategic model run which more accurately assessed the differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. In the absence of such evidence the LHA is unable to form an "evidence led" view of the likely impact of the development scenario presented in the Revised Publication Plan.

The LHA notes that the Revised Publication Local Plan reduces the overall amount of housing development compared to the development scenario in the TA. The reduction is principally as a result of the removal of the formerly proposed SGAs although the level of reduction is offset by new site allocations (e.g. west of Down End and south of Longfield Avenue) and by increases in proposed allocations at a number of other sites



(e.g. Fareham town centre). This means the revised development proposals represent a different development scenario to that tested under the TA. The LHA note that there is no updated evidence to show the impact on the highway network of the development scenario presented in the Revised Publication Local Plan. The consequence of this is that localised impacts of development subject to the plan revisions have not been fully tested. Whilst the LHA do not contend that this makes the plan invalid or undeliverable it will mean there is a risk that some transport issues and the need for additional mitigation will be identified in latter stages of the plan making process and through site specific transport assessments.

## **Development strategy**

The LHA acknowledges that the Revised Publication Local Plan proposes a higher housing need than in the previous draft Publication Plan. This higher housing need is in response to a higher level of housing growth proposed by Government in December 2020. The consequence of a higher housing need is a change to the development strategy with the inclusion of new housing sites and increases in proposed allocations at several other sites.

### South of Fareham Strategic Growth Area

The LHA previously submitted an objection (Regulation 18 consultation in Feb 2020) to the principle of the designation of a South Fareham SGA and the possible detrimental impact on Stubbington bypass resulting from development in the SGA. The Revised Publication Plan proposes a new development strategy which replaces the South of Fareham SGA with two new allocations (HA54 and HA55). The two allocations (HA54 and HA55) are proposed as extensions to the urban area with no direct access on to Stubbington bypass.

The LHA supports the removal of the SGA which straddled Stubbington Bypass and supports new policy HA55e for Land South of Longfield Avenue which states the site should have 'no direct access onto the Stubbington bypass'. This allocation focuses development with access to the north towards Fareham and existing transport and community facilities which will reduce the potential impact on the local highway network around Stubbington. For these reasons the LHA removes the previous objection to the SGA and is content with the change in the development strategy and new policy wording.

However, through the next stages of the plan making process and site-specific transport assessments the LHA will need to be reassured that the edge of town allocations HA54 and HA55 will not impact the local highway network including Stubbington Bypass and that any impact on the network can be adequately mitigated. In this way the LHA will be able to make an informed and evidence-led decision on the scale of impact on Stubbington Bypass.

## Edge of town sites replacing Strategic Growth Areas

The LHA acknowledges that the SGAs (totalling 2,150 houses) have been replaced with 3 new housing site allocations on the edge of the built-up areas (totalling 1,980 houses). In the case of the North of Fareham SGA this has in effect been replaced with a new allocation HA56 Downend Road West which together with the existing HA4 Downend Road East allocation (of 350 houses) totals 900 houses. The South of Fareham SGA has been replaced with new allocations HA55 South of Longfield Avenue on the southern edge of Fareham and HA54 East of Crofton Cemetery on the northern edge of Stubbington which together total 1,430 houses.

This development strategy assumes that the new allocations on the edge of town will have easy access to existing facilities with the opportunity to use sustainable and active travel modes. To achieve this aspiration requires a master-planning approach to the individual sites which considers the location of existing facilities and the integration of existing non-car infrastructure (e.g. bus/cycle/pedestrian routes) with the new on-site infrastructure in order to improve accessibility for all and provide travel choice without the need to use the car. This is the opportunity to provide good quality cycle infrastructure which encourages cycling for the short trips which would otherwise be made by car.

Site-specific TAs will be required at the planning application stage to fully assess the impact of the edge of town development sites and to apply the sequential approach to assessing the mitigation measures required starting with active travel and public transport options before considering highway capacity options as set out in amended policy TIN2 Highway Safety and road network.

## **Development allocations**

### **HA54 Land east of Crofton cemetery**

This is a new housing site allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas. The HA54 policy text is vague and does not mention the requirement for cycle and walking connections to the site.

The LHA recommend that new policy text is added to specifically refer to the requirement: for walking and cycling routes from the site to existing local shops, Fareham and Stubbington village.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **HA55 Land south of Longfield avenue**

This is a new housing allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The HA55f text for walking and cycling provision in policy is unclear and muddled and does not refer to the cycle routes. The LHA recommend that new policy text is added to specifically refer to: the provision of cycle routes from the site to key destinations including the existing local shops, Fareham railway station and Stubbington village.

The LHA recommends that HA55j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport and ensure the site can be accessed by non-car modes.

## **HA56 Land west of Downend**

This is a new housing site allocation which previously formed part of the North Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The LHA recommends that HA56j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 transport corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **Policy TIN1 sustainable transport**

The LHA supports the amendments to this policy. In addition, the LHA recommend that the supporting text should add that: new cycle routes within and off-site should comply with the latest DfT cycle design guidance LTN 1/20 and should include improvements to existing cycle routes where the existing provision is substandard.

## **TIN2 Highway Safety and road network**

The LHA supports the policy amendment and supporting text to reflect the sequential approach to assessing the mitigation measures required for a development site.

This sequential approach should also be applied to the highway mitigation schemes identified in the TA and listed in paragraph 10.15. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the Government's new policy agenda on decarbonising transport and the County Council's emerging Local Transport Plan 4.

The LHA supports the amendment to paragraph 10.16 which recognises that the Parkway/Leafy Lane junction identified in the Strategic Transport Assessment does not warrant a mitigation scheme for increased junction capacity but a scheme more in line with its traffic management role in a residential area.

### **Bus Rapid Transit - Policy TIN3 Safeguarded Routes**

The LHA supports the new supporting text in paragraph 10.24 which now refers to the future extensions of the SEHRT.

### **Climate and Air quality**

In view of the newly released government Transport decarbonisation plan (14 July 2021) and the emerging Hampshire Local Transport Plan 4 the LHA wishes to be reassured that Fareham Borough Council is satisfied that the Revised Publication Plan goes far enough in supporting the Government and County Council's policies on climate change that have been announced during the local plan preparation process.

This is in respect of Hampshire County Council's adopted climate change strategy (July 2020) and targets to be carbon neutral by 2050 and resilient to a two degree rise in temperature. For Hampshire to meet these targets, which are in line with Government legal requirements, land-use planning and transport policies at the local district level need to play a strong role and are likely to be most effective at the plan making stage.

The Revised Publication Plan identifies road transport emissions as the main source of air pollution therefore given the connection between road transport, local plan allocations, air quality and health, the LHA recommend that there needs to be cross-referencing on air quality within the Climate, Natural Environment and Transport chapters to reinforce the message.

### **Lead Local Flood Authority**

The County Council is pleased to note the inclusion of Strategic Policy number 11 which explains how the Fareham Borough Council plans to respond to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion. The County Council also notes that policies CC1 and CC2 which set out the use of Strategic Flood Risk Assessments, sequential testing, the use of green/blue infrastructure and Sustainable Drainage Systems. Additionally, the County Council notes that Flood Risk Maps have been consulted for each of the sites in the plan.

However, the Local Plan does not mention whether Hampshire County Council's Local Flood and Water Management Strategy has been consulted, and it would obviously be beneficial for the borough council to be aware of the Hampshire wide strategy for flood risk. The County Council would recommend that that the strategy be referenced in the local plan, with the suggested wording set out as follows: 'This policy has been written in line with the principles of the [Lead Local Flood Authority for Hampshire's Local Flood and Water Management Strategy](#).

### **Minerals and Waste Planning Authority**

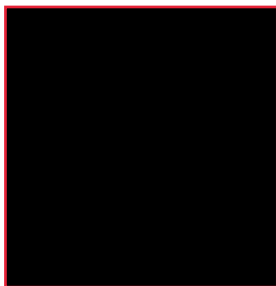
The County Council is pleased to note the requirement for a Mineral Assessment as part of a development and employment site allocation has been included in the local plan. However, the County Council provides the following minor technical comment on the latest version of the Local Plan.

In relation to Policy E3: Swordfish Business Park, it has been identified that this particular site does not lie within Hampshire County Council's Minerals Consultation Area, and so neither a Mineral Assessment nor Mineral extraction need to be considered for development in this area, as noted under section m) of this policy.

The County Council however reaffirms that the other allocated employment site also on the Daedalus site, Policy E2: Faraday Business Park, is within Hampshire County Council's Minerals Consultation Area and so should keep its wording surrounding Mineral extraction, which has been added under section m) of this allocation.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact Neil Massie on 0370 779 2113 who provides the coordinating role for the County Council on Local Plan responses.

Yours faithfully,



Stuart Jarvis  
Director of Economy, Transport and Environment

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

# PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Mr
First Name:	Jayson
Last Name:	Grygiel
Job Title: (where relevant)	Manager of Planning Policy
Organisation: (where relevant)	Gosport Borough Council
Address:	<div></div>
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details:

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	



B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policy TIN3- Safeguarded Routes

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Policy TIN3 safeguards land between Delme Roundabout and the Portsmouth Boundary and the Quay Street Roundabout to support the delivery of the South East Hampshire Rapid Transit scheme. The extension will help improve public transport access to Gosport Borough and the Council is a partner organisation to improve the network and consequently the scheme and Policy TIN3 is supported.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

N/A

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

N/A

B4c Your suggested revised wording of any policy or text:

N/A

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

N/A

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL



*Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

*Enquiries to* Neil Massie

*My reference* FBCLPReg19

*Direct Line*

*Your reference* Reg19Consultation

*Date* 29 July 2021

*Email*

Sent by email to: [PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)

**For the attention of Gayle Wootton**

Dear Sir,

Thank you for consulting the County Council on the Revised Publication Local Plan (Regulation 19 consultation). This response is provided in the County Council's capacity as the local highway authority, local education authority, lead local flood authority and the minerals and waste planning authority.

### **Local Highway Authority**

The County Council is the local highway authority (LHA) for all roads in Hampshire, except for motorways and trunk roads, and this response is concerned with the potential highway and transportation impacts of the land use proposals set out by the Borough Council on the local road network. The County Council's primary concern as local highway authority is the efficient use, management and maintenance of the local highway network. Ensuring that all new development mitigates its impact on the Hampshire network is the function of the local highway authority.

The LHA submitted comments in December 2017 and February 2020 in response to the Draft Local Plan Regulation 18 consultations, and more recently in December 2020 in response to the Regulation 19 consultation. These comments remain valid and should be considered in conjunction with this response.

**Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI**

The LHA's comments in response to the changes proposed in the Revised Publication Local Plan (June 2021) are set out below.

## **Transport Assessment**

The strategic transport assessment (TA) evidence base for this consultation is the September 2020 version submitted as part of the evidence base for the Publication Plan consultation in November 2020. Before the publication of the TA there were several changes to the growth scenarios which have resulted in alterations to the number and location of the development sites. These changes are reflected in the previous consultations on the draft local plan.

The SRTM Modelling report (May 2020) and TA use the growth scenario and housing number of 12,169 dwellings which includes the two proposed Strategic Growth Areas (SGAs). This housing number with the SGA proposals represents the growth scenario with the highest housing number and was not proposed in any of the versions of the draft local plan. The growth scenario in the Publication Plan (2020) represents the lowest housing number of 8,389 dwellings. Whereas the growth scenario in this Revised Publication Plan (2021) is 10,594 dwellings.

The SRTM modelling report (May 2020) sets out the Baseline, the Do Minimum (with local plan development) scenario and the Do Something (with mitigation) model runs. As the proposed Strategic Growth Areas were included in the Do Minimum scenario the strategic modelling used a higher housing number than is currently proposed in the June 2021 Revised Publication Plan. A Technical Note (2021) in support of the Revised Publication Plan was produced to provide a high-level assessment of the potential differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. The report concludes in paragraph 4.1.2 that *'Given the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation.'* The report also concedes that *'There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this.'*

The LHA would have preferred to see the results of an additional strategic model run which more accurately assessed the differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. In the absence of such evidence the LHA is unable to form an "evidence led" view of the likely impact of the development scenario presented in the Revised Publication Plan.

The LHA notes that the Revised Publication Local Plan reduces the overall amount of housing development compared to the development scenario in the TA. The reduction is principally as a result of the removal of the formerly proposed SGAs although the level of reduction is offset by new site allocations (e.g. west of Down End and south of Longfield Avenue) and by increases in proposed allocations at a number of other sites

(e.g. Fareham town centre). This means the revised development proposals represent a different development scenario to that tested under the TA. The LHA note that there is no updated evidence to show the impact on the highway network of the development scenario presented in the Revised Publication Local Plan. The consequence of this is that localised impacts of development subject to the plan revisions have not been fully tested. Whilst the LHA do not contend that this makes the plan invalid or undeliverable it will mean there is a risk that some transport issues and the need for additional mitigation will be identified in latter stages of the plan making process and through site specific transport assessments.

## **Development strategy**

The LHA acknowledges that the Revised Publication Local Plan proposes a higher housing need than in the previous draft Publication Plan. This higher housing need is in response to a higher level of housing growth proposed by Government in December 2020. The consequence of a higher housing need is a change to the development strategy with the inclusion of new housing sites and increases in proposed allocations at several other sites.

### South of Fareham Strategic Growth Area

The LHA previously submitted an objection (Regulation 18 consultation in Feb 2020) to the principle of the designation of a South Fareham SGA and the possible detrimental impact on Stubbington bypass resulting from development in the SGA. The Revised Publication Plan proposes a new development strategy which replaces the South of Fareham SGA with two new allocations (HA54 and HA55). The two allocations (HA54 and HA55) are proposed as extensions to the urban area with no direct access on to Stubbington bypass.

The LHA supports the removal of the SGA which straddled Stubbington Bypass and supports new policy HA55e for Land South of Longfield Avenue which states the site should have 'no direct access onto the Stubbington bypass'. This allocation focuses development with access to the north towards Fareham and existing transport and community facilities which will reduce the potential impact on the local highway network around Stubbington. For these reasons the LHA removes the previous objection to the SGA and is content with the change in the development strategy and new policy wording.

However, through the next stages of the plan making process and site-specific transport assessments the LHA will need to be reassured that the edge of town allocations HA54 and HA55 will not impact the local highway network including Stubbington Bypass and that any impact on the network can be adequately mitigated. In this way the LHA will be able to make an informed and evidence-led decision on the scale of impact on Stubbington Bypass.

## Edge of town sites replacing Strategic Growth Areas

The LHA acknowledges that the SGAs (totalling 2,150 houses) have been replaced with 3 new housing site allocations on the edge of the built-up areas (totalling 1,980 houses). In the case of the North of Fareham SGA this has in effect been replaced with a new allocation HA56 Downend Road West which together with the existing HA4 Downend Road East allocation (of 350 houses) totals 900 houses. The South of Fareham SGA has been replaced with new allocations HA55 South of Longfield Avenue on the southern edge of Fareham and HA54 East of Crofton Cemetery on the northern edge of Stubbington which together total 1,430 houses.

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Site-specific TAs will be required at the planning application stage to fully assess the impact of the edge of town development sites and to apply the sequential approach to assessing the mitigation measures required starting with active travel and public transport options before considering highway capacity options as set out in amended policy TIN2 Highway Safety and road network.

## **Development allocations**

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## **TIN2 Highway Safety and road network**

The LHA supports the policy amendment and supporting text to reflect the sequential approach to assessing the mitigation measures required for a development site.



This sequential approach should also be applied to the highway mitigation schemes identified in the TA and listed in paragraph 10.15. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the Government's new policy agenda on decarbonising transport and the County Council's emerging Local Transport Plan 4.

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The County Council however reaffirms that the other allocated employment site also on the Daedalus site, Policy E2: Faraday Business Park, is within Hampshire County Council's Minerals Consultation Area and so should keep its wording surrounding Mineral extraction, which has been added under section m) of this allocation.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact Neil Massie on 0370 779 2113 who provides the coordinating role for the County Council on Local Plan responses.

Yours faithfully,



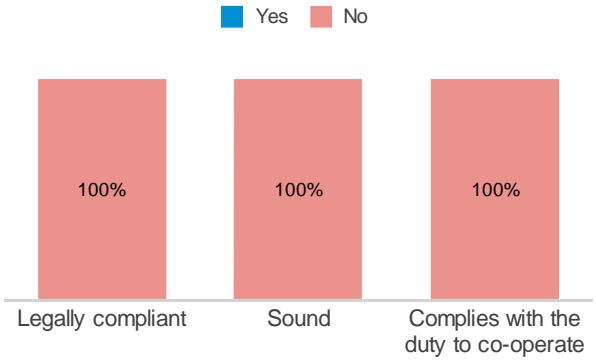
Stuart Jarvis  
Director of Economy, Transport and Environment

# Paragraph | Viability Assessment

## 1 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	1	1	1
Yes	0 0%	0 0%	0 0%
No	1 100%	1 100%	1 100%



**Respondent: Ms Janet Cooke (267-481253)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

## Please provide details you have to support your answers a...

building proposals include plans to urbanise a village by cramming all green spaces with small average homes with little parking and restricted estate access points. There are little or no plan for increasing supporting infrastructure like village/ shops parking, more doctors, insufficient school places and feeding roads and paths to transport links. Water services are already over stretched to manage its waste safely. I feel the environment land and sea pollution Impact will be devastating. Warsash residents concerns regarding to disproportionate development of Warsash proposals appear to have been glossed over : Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered regardless of protest marches, deputations and objections raised. For example, a petition against the various versions of draft plans, despite exceeding the prerequisite number of signatures needed to trigger a Full Council meeting debate, such debate was refused It is discriminatory that community-generated evidence carries less weight than that provided by Developers consultants. E.g. regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams. The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate" This is misleading and confusing to members of the public wishing to provide commentary. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable. Village traffic impact : 7 new accesses onto the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident black spots. Anguish for all villagers and the proposed new residents. ansport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval." Education Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone. Healthcare Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.. Complies with Duty to Cooperate: Housing Need Methodology Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply. The proposed over development so closed to areas of outstanding natural beauty and protected habitats is not acceptable and repeated calls by residents to have this policy reviewed as been ignored. Clearly the building companies and their partners stand to make a lot of money since Warsash until now because of its surroundings green areas is a desirable area to live in - such urbanisation threatens the integrity of village life and the future viability of its sensitive protected environments I object to multiple small homes being crammed in the proposed development plots scattered between Brook Lane, lockswood Rd, Peters Rd and Warsash Rd

## What modification(s) is necessary to make the Revised Pub...

Fewer larger plot homes built inclusive of renewable energy features with large green gardens, and green spaces between plots

## How would the modification(s) you propose make the Revise...

Reduced environmental impact, as less people living in the same space, producing less waste and environmental impact

**Your suggested revised wording of any policy or text:**

Scrap the unfair over development in Warsash, rethink the plan and build homes which seek to preserve Village integrity and minimise environmental impact The wording is down to those who are paid via Council taxes to represent the Warsash residents fighting for their Village, views and values It is not the job of myself as a NHS Nurse to produce technical wording .., it's my job to work in patient care and the councils job to support its residents. High volume Low cost housing should be built in non sensitive, lower land cost areas of the borough

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

---

**Respondent: Mrs Rosemary Petrazzini (307-261648)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

I have submitted various correspondence to G.Wootton Head of a planning regarding the appalling consultation carried out by Fareham Borough Council. The lack of real community engagement is scandalous. The Council has ticked all the statutory boxes. However consultation. And feedback to the significantly impacted communities has not happened at all. What is the point of consulting when residents/ tax payers valid views are completely ignored. The Plan is like a children's essay, it is not sound. It is fanciful.

Fareham Borough Council knows how to tick the minimum statutory boxes. That is the limit. All decisions taken are entirely devoid of any interaction with significantly impacted communities They will not allow any Parish Councils in the Borough in spite of overwhelming support as communities would like to have real consultation and engagement rather than the autocratic, prescriptive menu of services given. The leadership at Fareham Borough Council is dictatorial.They never listen, address key residents concerns or co operate in any way. The tick box consultation is beyond insulting.

**What modification(s) is necessary to make the Revised Pub...**

Actually engage and listen to residents. There is room for meeting in the middle sometimes rather than total Council led priorities and agendas.  
Have less of an arbitrary culture. Treat residents ( tax payers) with respect and actually respond to the valid queries outstanding in this as well as other key matters that affect their lives directly. Instead of ignoring them or sweeping them under the Fareham Borough council carpet.

**How would the modification(s) you propose make the Revise...**

For any plan to work you need buy in. Why alienate significantly impacted communities by dogmatic and completely autocratic decision making?  
By following not only the compulsory and statutory requirements. There is also an ethical responsibility to impacted residents to ensure their concerns are addressed rather than ignored.

**Your suggested revised wording of any policy or text:**

I suggest Fareham Borough Council had some awareness training on what Community Engagement is and actually practices it.  
We will listen, engage and actively address the concerns of our residents. In terms of the S106 and CIL funding we will ensure that there are robust accountability and review mechanisms in place to ensure that significantly impacted communities, particularly those that do not have, specifically Parish Councils receive their share of the developers funding. Monies received to help those communities that are bearing the brunt of huge scale development on previously green rural sites are adequately compensated as they should be for the impact on their quality of life. The council will prioritise developers funding as it is intended for the necessary local infrastructure and ensure there are some benefits rather than solely disadvantages for significantly impacted communities. Communities will have a real place at the bargaining table and have real say on local issues.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session  
No, I don't want to take part in a hearing session

**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

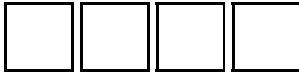
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.

All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil [REDACTED]  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.

I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins





## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.

### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

#### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

#### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

#### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed and may contain information which is privileged and/or confidential. If it has come to you in error, you must take no action based on it nor must you copy or show it to anyone.

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition. 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes these policies. It is unclear how any development could be contemplated in the Fareham Borough without need on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with that to protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as the policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was H Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift to Finally and critically sites identified as suitable for development but have not yet obtained planning permission HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. If 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards context There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Framework development within and adjacent to existing settlements and as part of area wide development strategies and are sustainable, appropriately planned and designed".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.



B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and of

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's c  
Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwat  
The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests c  
guidance in Fareham Today which includes the additional areas of" Legal Compliance" and "Duty to Cooperate"  
the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission  
HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community  
it is unsound.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

## **Further comments on the Fareham Local Plan**

### **which I have been unable to include in your too strict formatted comments form**

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives.

Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as

well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

**From:** [June Ward](#)  
**To:** [Consultation](#)  
**Subject:** Continuation of Comments re Local Plan  
**Date:** 29 July 2021 14:38:13

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Dear Katherine,

Although I have put capital letters where required my iPad seems determined to rule them out!

#### Carbon Reduction

##### Paragraph 11:36

There are no set standards set for carbon reduction as Developers are encouraged to design for natural ventilation and green infrastructure. Building populations are insufficient and will not enable the country to meet the promised carbon reductions. It is imperative that the council should set standards so that developers are designing for sustainability.

##### Policy CC1

This indicates “green infrastructure “we do not have a greenbelt and there is nothing to do you note this in the plan.

The climate change emergency is recognised by all and CPRE Hampshire has stated that local plans need to set ambitious targets and action plans with accountabilities so that carbon emissions are measurable and can be reported on annually with accountability. This would mean that development should only be allowed taking account of the relevant local plan policies and as such would be designed to reduce energy consumption.

#### Education

Paragraph 10.27 infrastructure delivery plan. Education is planned with Hampshire county council however the period of any proposed extensions for child placements only goes up to 2022. The plan goes up to 2037 this is not acceptable for child education.

Paragraph 10.27 of the infrastructure Delivery plan, table 6 says that section 106 addresses the provision of Early Years Foundation Provision in the Western Wards. The development of H A 1 shows no provision within the development area. There are to be over 1000 new houses proposed for Warsash, however the child placement contribution allocation only calls for the infrastructure delivery plan for 100 placements. If we are asking families to act more sustainably this provision should be local so that parents could walk or cycle to the facility.

#### Healthcare

Paragraph 10.26 Infrastructure delivery Plan assesses the need for the expansion of health care provision as a critical prioritisation within the Western Wards. Neither HA1 warsash practices has the ability to expand and would therefore not cope with increased numbers. The fact that the plan proposes building alterations to Whitely surgery, although the application to enlarge the car park was refused by the council, will still not be able to accommodate the over 800 houses proposed. I consider this not a sound approach. Whiteley also is enlarging its population with just the one small surgery available. I would think that priority would be given to those living in Whitely.

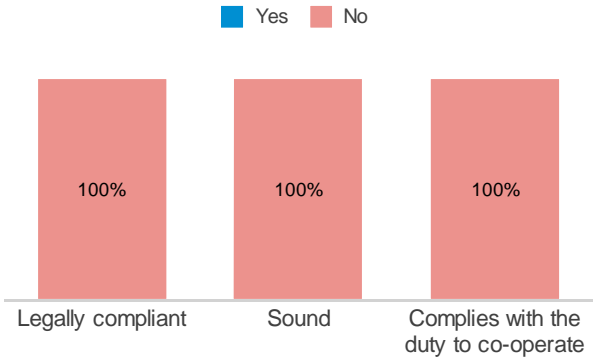
Thank you Katherine I think this is all for now; I need to prepare for Sunday's service,  
Kindest regards  
June

# Paragraph | Viability Assessment

## 1 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	1	1	1
Yes	0 0%	0 0%	0 0%
No	1 100%	1 100%	1 100%



### Respondent: Ms Janet Cooke (267-481253)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

## Please provide details you have to support your answers a...

building proposals include plans to urbanise a village by cramming all green spaces with small average homes with little parking and restricted estate access points. There are little or no plan for increasing supporting infrastructure like village/ shops parking, more doctors, insufficient school places and feeding roads and paths to transport links. Water services are already over stretched to manage its waste safely. I feel the environment land and sea pollution Impact will be devastating. Warsash residents concerns regarding to disproportionate development of Warsash proposals appear to have been glossed over: Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered regardless of protest marches, deputations and objections raised. For example, a petition against the various versions of draft plans, despite exceeding the prerequisite number of signatures needed to trigger a Full Council meeting debate, such debate was refused. It is discriminatory that community-generated evidence carries less weight than that provided by Developers consultants. E.g. regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams. The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate" This is misleading and confusing to members of the public wishing to provide commentary. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable. Village traffic impact: 7 new accesses onto the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident black spots. Anguish for all villagers and the proposed new residents. Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval." Education Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone. Healthcare Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.. Complies with Duty to Cooperate: Housing Need Methodology Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply. The proposed over development so closed to areas of outstanding natural beauty and protected habitats is not acceptable and repeated calls by residents to have this policy reviewed as been ignored. Clearly the building companies and their partners stand to make a lot of money since Warsash until now because of its surroundings green areas is a desirable area to live in - such urbanisation threatens the integrity of village life and the future viability of its sensitive protected environments I object to multiple small homes being crammed in the proposed development plots scattered between Brook Lane, lockswood Rd, Peters Rd and Warsash Rd

## What modification(s) is necessary to make the Revised Pub...

Fewer larger plot homes built inclusive of renewable energy features with large green gardens, and green spaces between plots

## How would the modification(s) you propose make the Revise...

Reduced environmental impact, as less people living in the same space, producing less waste and environmental impact

**Your suggested revised wording of any policy or text:**

Scrap the unfair over development in Warsash, rethink the plan and build homes which seek to preserve Village integrity and minimise environmental impact The wording is down to those who are paid via Council taxes to represent the Warsash residents fighting for their Village, views and values It is not the job of myself as a NHS Nurse to produce technical wording .., it's my job to work in patient care and the councils job to support its residents. High volume Low cost housing should be built in non sensitive, lower land cost areas of the borough

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

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## Comments on the Local Plan 2037

### Test of Soundness - Settlement Definition

- In the Foreword to the Publication Plan written by the Executive Member for Planning and Development states the vision of the Council to “distribute development across the Borough and achieve maximum community benefit from that development”.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan, alone contributes 832 dwellings to this number - 14%. This is not distributing “development across the Borough”. It is concentrating it in a small area of the Borough.
- As for “achieving maximum community benefit from that development”, the opposite will occur. An example is HA1 land to the north and south of Greenaway Lane. The 832 dwellings (14% of the total) “proposed” for this area will bring a minimum of 1,600 extra vehicles. The area is within a peninsula with only 3 roads in or out. It is already at maximum capacity for traffic. There are not enough school places at the moment. No new infrastructure is planned. There will be negative community effects.
- in the Foreword to the Publication Plan it states “greenfield sites are less favoured locations for development. Para 2.10 of the Publication Plan states “Fareham Borough will retain it’s identity, valued landscapes and settlement definition and will protect it’s natural, built and historic assets”.
- The proposed allocation of Policy HA1 (which is not in the current extant Local Plan) contradicts these aspirations and also those of Para 2.12 “Strategic Priorities” which “strive to maximise development within the urban area and away from the wider countryside and to create places that encourage healthier lifestyles”.
- Policy HA1 (currently Greenfield sites) is proposed to be re-designated as an urban area. This re-designation to urban status and the movement of the Settlement Boundary to encompass it is a blatant, stealthy manoeuvre by the Council which seems unethical and is done only to suit it’s own objectives.
- Strategic Priority 2 states “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”. Or, as the Council has done, re-designate countryside as urban where convenient.
- Strategic Policy DS1 (paras 3.36 and 5.6) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Policy HA1 calls for the efficient use of existing buildings to meet such need on a one for one replacement dwelling basis. Inconveniently for the Council, these conditions do not apply to HA1 so the Council has simply redrawn the urban boundary so green fields (an easy option for Developers) can be covered in houses.

- Looking at Policy HP4 Para 5.24, HA1 fails to meet criteria e) as the proposals for development will demonstrably have unacceptable environmental, amenity and traffic implications.

### **Test of Soundness - Infrastructure**

- Para 10.14 refers to the Local Plan Strategic Transport Assessment which at para 14.6 states “In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective”.
- However, the area HA1 isn’t assessed within the Local Plan Strategic Transport Assessment so the statement above doesn’t apply to HA1 with 832 dwellings.
- Para 10.15 of the Publication Plan in the Transport plan actually doesn’t include an analysis of streets where the majority of the houses are proposed. When there are 832 new dwellings proposed in HA1 (14% of the total for Fareham) why hasn’t more consideration been given to this area in the Transport Assessment?
- With an average of two vehicles per dwelling, an additional 1,660 vehicles will be on local roads. There is existing congestion but there is no mention of any mitigation that will be required to reduce this congestion now or by 2037.
- The Publication Plan fails the Test of Soundness by not being inclusive of all areas and not being Positively Prepared in this regard.
- Policy HA1 on page 53 refers to traffic routes and despite their being a Planning Decision to limit access onto Greenaway Lane to 6 dwellings due to the narrowness of the Lane with no pavements and ditches along its length in places this has been removed. The Plan now proposes access for up to 140 dwellings through a widening of the Lane when there is actually no scope for widening.
- This will result in a very considerable impact on the countryside character of the Lane and to the safety of it’s non vehicular users.
- Page 54 suggests multiple new accesses onto the already busy Brook Lane some within a few hundred yards of each other. This number could have been reduced considerably had there been no piecemeal development a Masterplan for HA1 (discussed in detail below). The proximity and positioning of these access roads are a recipe for gridlock and accident black spots.
- Policy HA1, page 54, indicates the need for two junior football pitches to be provided. These are not shown in the plan for HA1. Probably because every greenfield site possible location is being covered in housing.

### **Test of Soundness - Housing Need Methodology**

- It is indicated at Para 3.27, fig 3.2, that there are 8 potential growth areas. These are not shown on the map. There is a lack of clarity.
- What is the definition of small scale development? Is it sites of less than 1 Ha or a development of not more than 4 units? Page 158 Policy HP2 is in conflict with Para 4.13.

- A contingency buffer of 1,094 dwellings has been made. However, Page 37 Paras 4.12 and 4.16 as well as Policy H1 shows that the Plan is heavily reliant on the certainty of delivery of the 3,610 dwellings at Welbourne by 2037.
- A previous version of the Publication Plan was scrapped because of a Government change of Housing need methodology. The Government is currently debating a White Paper on “Planning for the Future” which would change the housing need methodology again. Para 4.2 describes the methodology used to calculate Fareham’s housing need on which the whole Plan is based. This Publication Plan is premature and risky as the outcome of the White Paper could change the methodology again.

### **Test of Soundness - Occupancy Rates**

- The claims regarding occupancy rates in this Publication Plan are not used consistently in the Council’s own proposals and requirements. The Council argues for an average occupancy rate of 2.4 for a 4/5 bedroom house in regards to Nitrate budget calculations. Yet in Para 5.41 it is stated that the occupancy rates for affordable homes will be in the range of 4-6.

### **Test of Soundness - Carbon Reduction**

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised there is a climate change emergency. The Council for the Protection of Rural England Hampshire believes it is therefore imperative that the Local Plans set ambitious targets and action plans with accountability for achievement in the reduction of carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant Local Plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development also needs to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval.

This is not routinely done in Planning Committee in Fareham and this Publication Plan should be embracing the opportunity to apply these requirements to all Planning Approvals going forward.

- Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets. It does not state what the target should be it refers to individual developments power generation rather than what each development should achieve over and above Building Regulations requirements. The Plan is not positively prepared.
- Similarly in Para 11.35, the Council does not have a sound and effective approach to carbon emissions reduction in the Borough.
- Policy CC1 describes Green Infrastructure but the Borough does not have a Green Belt and non is planned.

### **Test of Soundness - Healthcare**

Para 10.27 in the Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards. There is no scope to do this.

## **Complies with Need to Cooperate - Housing Need Methodology**

Para 4.6. In agreeing to take up a shortfall of 900 homes from Portsmouth, Fareham Council are taking a big risk. We await the Government's response to last year's consultation on the planning White Paper, Planning for the Future, which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## **Matters of Legal Compliance - Community Involvement**

- The residents have challenged the Council in the High Court of Justice in May 2021 and won their case the judge confirmed the following points: a) that the Council acted unlawfully and unfairly towards the residents. The residents evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council. b) that the Planning Committee failed to grapple with the residents request for a deferment. He further stated the "judgement needs to be shared with everyone concerned within the Council in this case, as their are lessons to be learnt from this".
- The Court action was funded by the residents, and costs were considerable, which shows the strength of feeling. The Council, of course, paid out of public funds.
- The residents have been ignored consistently. Since 2017 there have been protest marches, deputations and objections. A petition against the various versions of Draft Local Plans exceeded the required number of signatures needed to trigger a Full Council meeting debate but a debate was refused. The residents raised a challenge to this to the Council's Scrutiny Board but the refusal still stood. To date no debate regarding the petition has taken place.
- The residents have provided community generated evidence to the Council but this has not been considered as good as the desk exercise evidence provided by the Developers. Examples of the community generated evidence ignored by the Council includes evidence on previous land use which has shown that the previous use of land used by the Developer's to calculate their Nitrate budget is incorrect and traffic survey results produced by the residents and Community Speedwatch teams were simply dismissed. This is discriminatory.
- it has been found and confirmed by the Council that the Publication Plan contains errors. The errors are as follows: a) there are sites not included from page 74 of the SHELAA and also on page 52 of the Plan. b) some sites included on page 52 of the Plan have been included in error. c) the addendum on page 56 of the Plan includes an incorrect address. d) perhaps the worst error is that sites identified as suitable for development but which have not yet obtained planning permission are excluded from the total numbers given for HA1. The residents cannot therefore properly establish the impact of this Plan on their community. A Publication Plan containing such large errors relating to the number of properties to be built is Unsound.
- The Introduction to the Publication Plan, Page 1 Para 1.5, states that representations should focus solely on "Tests of Soundness". However, the guidance given in Fareham Today contradicts this and specifies two other areas to focus on, namely "Legal Compliance" and "Duty to Cooperate". A further error in the Plan and misleading and confusing to residents of the Borough wishing to comment on the Plan.

## **Matters of Legal Compliance - Housing Allocations**

- please refer to my para 3 above relating to the errors in this Publication Plan regarding housing numbers. The Publication Plan is Unsound with respect to housing numbers and therefore also housing allocations.
- Para 1.16 of the Publication Plan makes no mention at all of the 2017 Unadopted Draft Local Plan which never came into effect. This Unadopted Plan is what sparked the resident's petition, marches and huge numbers of objections because the area known as HA1 first appeared in the 2017 Plan proposing over 800 houses in one small area which is Warsash. An area with no infrastructure in any respect to support such an expansion.
- In this Publication Plan Officers confirm it is the previous 2015 Plan which is extant. Para 4.8 allows the Council to consider housing sites allocated in the previous adopted Local Plan. As

already established, HA1 did not feature in the 2015 Plan so HA1 should not appear in this Publication Plan.

- However, Page 38 of the Publication Plan ignores this fact stating that HA1 and other sites local to HA1 are included.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan) alone contributes 832 dwellings to this number - 14%. This is an unfair distribution of housing allocation
- Further, within HA1 (which is not urban but consists of greenfield sites cheek by jowl with each other) there is no inter connectivity between the sites. All Developers are working in complete isolation to one another resulting in piecemeal development and an unnecessary number of access roads. The Council have failed to implement a "Masterplan" which should have considered the wider picture. Developers are not required to consider the site next door and therefore don't.
- This is contrary to Design Policy D3 para 11.44 which states "Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and master plans is vital to ensure that developments are sustainable, appropriately planned and designed"
- A further Environmental Impact Assessment must be conducted showing the cumulative effect of HA1 in it's entirety.
- in this Publication Plan, Para 4.19 Housing Policies, there are a large number of allocations that are no longer proposed, namely HA 2, 5, 6, 8, 11, 14, 16, 18, 20, 21, and 25. Why was it decided to leave HA1 in as an allocation? How was the Objectively Assessed Housing Need arrived at for HA1?
- The Council's decision to propose HA1 within the now irrelevant 2017 Local Plan, has been taken advantage of by Developers who have submitted numerous applications. The Council within Planning Committee have resolved to grant permission on many of the sites already and advanced preparation for building has commenced on a number of them. This is ahead of the Publication Plan being approved.
- Other Developers have been claiming their sites fit well within HA1. This has resulted in the Council adjusting the boundaries of HA1 to accommodate them. Turning what was designated as Countryside into land for development in the process. A power shift towards the Developers it would seem. The Council is willing to listen to Developers but not to the residents of the Borough.

#### **Matters of Legal Compliance - Habitats Directive and biodiversity**

- The Habitats Directive Strategic Policy NE1 requires designated sites be protected and ENHANCED. The Publication Plan Para 9.51 states that the Council as the Local Planning Authority is (merely) aspiring to Nitrate Neutrality. On page 247, Para 9.54 it is indicated that proposals for development should provide a net REDUCTION in eutrophication for the designated sites in an unfavourable condition so as to restore conditions to favourable. Nowhere does the authority require ENHANCEMENT.
- Para 9.50 (NE4) of the Publication Plan confirms the lesser requirement by stating that permissions will be granted when the integrity of designated sites is maintained. No IMPROVEMENT is required for permission to be granted.
- Policy D4 states that the Council will only "**seek** to improve water quality".
- It is clear that the Local Planning Authority's watered down approach contravenes the Habitats Directive. Given the proximity of the SAC and RAMSAR protected sites to the proposed developments in the Borough (particularly to the Western Wards and HA1 sites) it is not clear how any development could be considered without negatively impacting the protected sites.
- Based on the proximity of the Western Wards and HA1 to the protected sites the deliverability of the proposed developments whilst properly satisfying the Habitats Directive is questionable.

- all the Developments in the Western Wards and HA1 are obtaining nitrate neutrality by purchasing “nitrate credits” from a site on the Isle of Wight owned by the Hants and Isle of Wight Trust which is being re-wilded. (A process that is going to take approximately over ten years). Therefore the protected sites will obtain no benefit from the so called nitrate neutrality of the developments. With this third party approach, water quality in the Solent will not be improved and the designated sites condition (currently unfavourable) cannot be maintained or improved. The approach is flawed.
- Habitats Regulation Assessment. Natural England advise that it is the responsibility of the Local Planning Authority to fulfil it’s legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). This surely cannot be achieved by buying nitrate credits from the Isle of Wight. to offset the harmful nutrients generated by residential developments in, say, HA1.
- Given the above legal responsibility, The “Introduction” in Para 1.45 surprisingly does not make any mention of the protected sites in and around the Solent.
- in May 2021 in the High Court the judge stated that the Natural England advice note will need to be reviewed in the light of his judgement. He added the judgement should not be interpreted as giving the advice note a clean bill of health. Thus, the Local Planning Authority is not complying with something that is of itself not advice that is robust enough.
- Strategic Policies NE1 and NE2. Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea for a number of years. This is despite having protected designated sites in our waters which skirt the whole of Fareham Borough Council. This policy of Southern Water’s was discovered as part of the Environment Agency’s largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this is addressed the unfavourable condition of the Solent and in particular the protected designated sites cannot be improved.
- The Borough does not have the sewage treatment capacity to cope with all the new building developments. The Solent SAC, SPA and RAMSAR cannot be protected and their quality improved until the capacity for the treatment of raw sewage is addressed. This issue is not dealt with in this Publication Plan but it is absolutely key to resolve sewage treatment before any building should go ahead.

**From:** [June Ward](#)  
**To:** [Consultation](#)  
**Subject:** Continuation of Comments re Local Plan  
**Date:** 29 July 2021 14:38:13

---

Dear Katherine,

Although I have put capital letters where required my iPad seems determined to rule them out!

#### Carbon Reduction

##### Paragraph 11:36

There are no set standards set for carbon reduction as Developers are encouraged to design for natural ventilation and green infrastructure. Building populations are insufficient and will not enable the country to meet the promised carbon reductions. It is imperative that the council should set standards so that developers are designing for sustainability.

##### Policy CC1

This indicates “green infrastructure “we do not have a greenbelt and there is nothing to do you note this in the plan.

The climate change emergency is recognised by all and CPRE Hampshire has stated that local plans need to set ambitious targets and action plans with accountabilities so that carbon emissions are measurable and can be reported on annually with accountability. This would mean that development should only be allowed taking account of the relevant local plan policies and as such would be designed to reduce energy consumption.

#### Education

Paragraph 10.27 infrastructure delivery plan. Education is planned with Hampshire county council however the period of any proposed extensions for child placements only goes up to 2022. The plan goes up to 2037 this is not acceptable for child education.

Paragraph 10.27 of the infrastructure Delivery plan, table 6 says that section 106 addresses the provision of Early Years Foundation Provision in the Western Wards. The development of H A 1 shows no provision within the development area. There are to be over 1000 new houses proposed for Warsash, however the child placement contribution allocation only calls for the infrastructure delivery plan for 100 placements. If we are asking families to act more sustainably this provision should be local so that parents could walk or cycle to the facility.

#### Healthcare

Paragraph 10.26 Infrastructure delivery Plan assesses the need for the expansion of health care provision as a critical prioritisation within the Western Wards. Neither HA1 warsash practices has the ability to expand and would therefore not cope with increased numbers. The fact that the plan proposes building alterations to Whitely surgery, although the application to enlarge the car park was refused by the council, will still not be able to accommodate the over 800 houses proposed. I consider this not a sound approach. Whiteley also is enlarging its population with just the one small surgery available. I would think that priority would be given to those living in Whitely.

Thank you Katherine I think this is all for now; I need to prepare for Sunday's service,  
Kindest regards  
June

Dear Sir or Madam,

As members of the Society we don't wish to revisit this in great detail as essentially all our priorities, objections and concerns expressed over numerous consultations remain unchanged. We understand that the goal posts and figures keep changing but the basics remain the same.

We support many of the comments raised by residents across the Northern and Eastern Wards of Fareham Borough in particular. The key issues are listed below. As indicated above this response does not incorporate the level of detail previously supplied as most of the challenges remain unchanged, the comments and objections from previous consultations stand.

### **1) Infrastructure delivery**

We wish to carry forward all previous objections on the infrastructure delivery objections and concerns on roads, health provision, education, services, impact on significantly impacted communities etc.

In summary this is still clearly an immature plan with a lack of joined up approach.

### **2) Strategic Policies - Strategic Site at Welborne**

Ongoing concerns that most of the development is concentrated in the Northern and Eastern Wards. It should be spread more evenly throughout the Borough.

The original justification for such a large development at Welborne was the need for affordable housing. However, these figures have been substantially reduced. So it calls into question the whole premise of building Welborne in the first place. The scale of the development is not borne out by the housing projected figures.

We understand that this is the final stage before the Plan is submitted to a government appointed Planning Inspector. However no other housing options were ever properly and thoroughly explored as an alternative to Welborne and the land to the north of Funtley was offered up by Fareham Borough Council as the only option and presented as a 'fait accompli'. The leadership of the council at the time stated that if Welborne was built, then Fareham's housing needs would be met and there be no need for further development in the rest of the Borough. We now know this to be a complete fallacy.

### **3) Implementation, Monitoring, Engagement with significantly impacted Communities and review mechanisms**

Existing mechanisms are poor. It is well documented that S106 and CIL Developer funding often disappears into a black hole. It is rarely spent in the directly impacted areas and is often siphoned off into pet projects elsewhere. So there is a clear need for far more transparency and accountability from the receivers of these mouth watering sums our Council / County Council.

There is also an urgent need for our council in particular to actively engage with the significantly impacted local communities. Particularly those without a parish council to ensure local views are captured and respected. Rather than purely council driven agendas. Regular reviews with projected funding and deadlines are also required to ensure the objectives are met.

### **4) In conclusion**



No one denies there is a need for more housing. However, it is the sheer scale of development in the Northern and Eastern Wards of Fare Borough that is the issue. There will be very few green spaces left and the impact on the environment is huge and unsustainable.

The Government may need more housing, however, there needs to be a more coherent national policy to move skills north of the country to ensure there is less of a divide. Tarmacking continuously over huge swathes in certain concentrated areas of the South East with identikit houses is not a viable long term plan. Short term developer investment for Councils isn't long term gain, nor can it provide quality life enhancement.

We do not believe that the revised Local Plan is not sound and does not comply with the duty to co-operate.

Yours sincerely,

Edward Morell

Chair

For and on behalf of the Funtley Village Society



Mr W A Ross



Department of Planning and Environment,  
Fareham Borough Council,  
Civic Offices  
Civic Way  
Fareham  
Hampshire  
PO16 7AZ

30 July 2021

For the attention of the Principal Planning Officer

Dear Sirs,

### **Revised Publication Local Plan 2037**

The first thing that I have to say about the revised plan is there it raises no objections to the principle of building thousands of houses and commercial buildings in an already over developed part of the country. It is time local councils started to raise their profile to object to the demands of central government with regard to development on precious green space.

Fareham has been asked to take overspill from Portsmouth because they cannot meet their government development demands. Fareham should say no to this request. There is more than enough issues trying to satisfy the unjust demands for Fareham without trying to satisfy the allocations of other local authorities.

The plan seems to give a nodding acknowledgement to the environmental problems that the proposed developments will make. Building on fields that flood badly in the winter will only create problems and leave the water companies open to more issues. Recent court cases with Southern Water show the problems that are caused by insufficient infrastructure. The issues can only get worse with the environmental and climate changes that are predicted for the future.

Although the plan gives nodding space to addressing the issue of storm water and runoff, that is the problem, it is weasel words. The development proposals will only exacerbate the issues. The local seas around the Channel and especially the Solent already have issues with sewage and nitrate run off. Intense development around the area can only increase these problems and with predicted increase in rainfall, the infrastructure will not be able to cope. The issues have been highlighted by the tragic events of recent years.

Whilst more development is inevitable, more consideration needs to be given as to where the development is made. I suspect that the reason some of the green spaces were not developed in the past, is that decisions were taken that allowed the environment to cure some of the problems that could happen if the developments go too far. I'm sure planners of the past have taken the issues to heart and used common sense. They also have local knowledge of the issues and politicians should not be overriding the pressing reasons as to why developments should not take place.

Government have a huge responsibility here. Instead of getting us to accept Solent City by the back door, they should be looking at new towns in parts of the country that can take the overspill. Obviously, this causes its own problems but they were overcome in the 1950s and 1960s so they should not be a barrier currently.

Locally, the support infrastructure is not fit for purpose. Doctor's surgeries can't cope, schools are over-subscribed, the hospitals are overwhelmed, the supply issues to cater for the growing population is bursting at the seams and the emergency services are overstretched. It is all very well for Government to say they will increase this and that but we all know it doesn't happen or if it does, not on a large enough scale.

Local people are "fed up" with congested roads at peak times and all the local air pollution that brings. The realization that our local area is subject to more development is very concerning to them. Many people think as I do that there should not be additional development south of the M27 because, with the increased population, our local amenities may not be able to cope.

Any further development must be restricted to brownfield sites. No more creep into precious green space.

Central Government must be made to realize that people don't want further unsightly and environmentally damaging development. Local development managers and councilors should be relaying these concerns to Government and not just accepting their edicts.

Yours faithfully  
Mr William Ross

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### What can I make a representation on?

This consultation is different from previous ones as it no longer seeks views on alternative options. You will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:	Ms
First Name:	Charlotte
Last Name:	Mayall
Job Title: (where relevant)	Regional Planning Lead
Organisation: (where relevant)	Southern Water
Address:	
Postcode:	
Telephone Number:	
Email Address:	

A3 Please provide the Agent's details (if applicable):

Title:	
First Name:	
Last Name:	
Job Title: (where relevant)	
Organisation: (where relevant)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion n) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 120 dwellings at Fareham Station East will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Fareham Station East will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following text (underlined) is added to criterion l) of Policy FTC3;

l) Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the



*existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

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| <input type="checkbox"/> A paragraph                   | Go to B1a |
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| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

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B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion m) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 94 dwellings at Fareham Station West will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Fareham Station West will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following text (underlined) is added to criterion l) of Policy FTC4;

l) Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the

*existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

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| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

HA1 – North and South of Greenaway Lane

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion j) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 824 dwellings north and south of Greenaway Lane will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development north and south of Greenaway Lane will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following text (underlined) is added to criterion i) of Policy HA1;

i) Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the

*existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

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SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

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Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>



B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion h) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 24 dwellings at 69 Botley Road will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at 69 Botley Road will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following text (underlined) is added to criterion g) of Policy HA17;

g) Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to

*the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Further to our representations submitted in the December 2020 Regulation 19 consultation, we note that our comments regarding additional policy provision for this site have not been addressed. Whilst reference is made in criterion g) of the policy to the need for development to be in line with the provisions of Policy TIN4: Infrastructure Delivery, our requirements are site specific, based on individual site assessments of local network capacity, and therefore not applicable in every case.

We further note that policy monitoring for TIN4 will be through S106 and CIL contributions (which do not account for foul drainage) and not through the determination of planning applications (page 311). Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and subsequent conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure. To ensure effective monitoring of this requirement, site specific policies should seek to ensure that the timing of the delivery of housing is coordinated so that development is not occupied before the provision of the network reinforcement required to accommodate it. Without this, there may be an increased risk of foul flooding, which would be contrary to paragraph 170(e) of the National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In this instance, proposals for 60 (27 net) dwellings at Assheton Court will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. As set out in Paragraph 19 of the National Planning Practice Guidance (NPPG), *'Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.'*

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Assheton Court will ensure this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would meet the test of soundness by ensuring this Local Plan policy is consistent with the above national policies and guidance set out in the NPPF and NPPG, and can be effectively monitored through the planning application process.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy HA44;

*Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the*

existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

HA49: Menin House, Privett Road

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water is the statutory wastewater undertaker for Fareham. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.

Proposals for 50 (26 net) dwellings at Menin House, Privett Road will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. This would not be consistent with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In addition, Paragraph 19 of the National Planning Practice Guidance (NPPG) states '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

We have additionally identified a need to protect existing underground infrastructure at this site, and request the inclusion of this criterion in line with other site allocation policies.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Menin House will ensure that this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy HA49;

Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the

existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.



SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

HA50: Land north of Henry Cort Drive

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water is the statutory wastewater undertaker for Fareham. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.

Proposals for 55 dwellings at land north of Henry Cort Drive will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. This would not be consistent with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In addition, Paragraph 19 of the National Planning Practice Guidance (NPPG) states '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Henry Cort Drive will ensure that this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy HA50;

*Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider.*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

HA56: Land west of Downend Road

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water is the statutory wastewater undertaker for Fareham. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.

Proposals for 550 dwellings at land west of Downend Road will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. This would not be consistent with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In addition, Paragraph 19 of the National Planning Practice Guidance (NPPG) states '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development at Downend Road will ensure that this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy HA56;

*Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider.*

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

BL1: Broad location for housing growth

B1e Which new or revised evidence base document ? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water is the statutory wastewater undertaker for Fareham. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.

Proposals for 620 dwellings at this location will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. This would not be consistent with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019), which requires planning policies to prevent new development from contributing to pollution of the environment.

In addition, Paragraph 19 of the National Planning Practice Guidance (NPPG) states '*Good design and mitigation measures can be secured through site specific policies for allocated sites [...]. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out.*'

We have additionally identified a need to protect existing underground infrastructure at this site, and request the inclusion of this criterion in line with other site allocation policies.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The addition of a new policy criterion that seeks to manage the timing of connection of new development in this location will ensure that this policy is effective and consistent with paragraph 170(e) of the NPPF (2019) and Paragraph 19 of the National Planning Practice Guidance (NPPG) as quoted above.

B4c Your suggested revised wording of any policy or text:

In consideration of the above, we recommend the following criterion is added to Policy BL1;

*Occupation of development will be phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider and will provide future access to the*



existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

SOUTHERN WATER RESPONSE  
FAREHAM LOCAL PLAN 2037 JULY 2021 CONSULTATION

B1 Which part of the Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input checked="" type="checkbox"/> The policies map   | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

Part of secondary support area F11 and parts of low use site F12 at Peel Common WTW in relation to Policy NE5

B1d Which new housing allocation site? E.g. HA55-Land south of Longfield Avenue?

B1e Which new or revised evidence base document? E.g. Viability Assessment?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Southern Water owns and operates the Wastewater Treatment Works (WTW) at Peel Common, which provides wastewater treatment services for Fareham district and beyond. We note, through Policy NE5 and associated Policies Map, that parts of the WTW site have been designated as 'Secondary use' (F11) and 'Low use' (F12) areas for Brent Geese and Solent Waders.

Whilst there are quieter vegetated areas of the Southern Water landholding that may offer breeding and grazing opportunities for waders and geese, our concerns regard specifically and only those parts of the F11 and F12 designations which include operational wastewater treatment structures. The Local Plan Policy Map does not provide sufficient detail to identify where that part of the designation overlaps operational parts of our site. We have therefore copied and annotated the map below taken from the Solent Waders & Brent Goose Strategy for clarification (<https://solentwbgs.wordpress.com/page-2/>).

We have identified operational areas contained within the red (F11) and yellow (F12) shaded areas using a blue outline. The area circled blue in F11 contains aeration lanes, which are tanks filled with wastewater that is continually injected with air as part of the treatment process. Due to constant aeration, the water in these tanks is non buoyant and as such birds will avoid them. They are identical in form and purpose to the tanks immediately adjacent, which are excluded from the designation.

Within area F12, we have outlined two further operational structures in blue; the first at the southern edge being a UV treatment area, and the larger area above it being a temporary contractor and treatment trial area and car park. As such there would be a medium to high level of human and vehicle disturbance on a daily basis in these areas. In addition, all areas identified above consist mostly of concrete hard standing or built operational structures that are clear of vegetation, as can be seen in the map below, and as such are void of feeding/grazing opportunities for the birds.



B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Southern Water believes the inclusion of the specific operational areas identified above as secondary and low use Brent Geese and Solent Wader support areas at Peel Common Wastewater Treatment Works is not justified. There is no evidence to suggest that these areas are safe or usable habitat for birds.

We acknowledge that the quieter undeveloped areas surrounding Peel Common WTW may provide attractive habitat for Brent Geese and Solent Waders, and therefore do not contest the remainder of the designation.

In order to make the Local Plan sound, we suggest that the boundaries of the F11 and F12 designations be re-aligned to exclude those operational uses and structures identified in B3 above.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

Our proposed modification would make Policy NE5 of the local Plan sound as a realignment of the F11 and F12 boundaries as detailed above will ensure that the supporting evidence of Policy NE5 is justified.

B4c Your suggested revised wording of any policy or text:

No suggested amendments to the wording of Policy NE5.

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐

Yes, I want to take part in a hearing session

☒

No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

Dear Sir or Madam,

As members of the Society we don't wish to revisit this in great detail as essentially all our priorities, objections and concerns expressed over numerous consultations remain unchanged. We understand that the goal posts and figures keep changing but the basics remain the same.

We support many of the comments raised by residents across the Northern and Eastern Wards of Fareham Borough in particular. The key issues are listed below. As indicated above this response does not incorporate the level of detail previously supplied as most of the challenges remain unchanged, the comments and objections from previous consultations stand.

### **1) Infrastructure delivery**

We wish to carry forward all previous objections on the infrastructure delivery objections and concerns on roads, health provision, education, services, impact on significantly impacted communities etc.

In summary this is still clearly an immature plan with a lack of joined up approach.

### **2) Strategic Policies - Strategic Site at Welborne**

Ongoing concerns that most of the development is concentrated in the Northern and Eastern Wards. It should be spread more evenly throughout the Borough.

The original justification for such a large development at Welborne was the need for affordable housing. However, these figures have been substantially reduced. So it calls into question the whole premise of building Welborne in the first place. The scale of the development is not borne out by the housing projected figures.

We understand that this is the final stage before the Plan is submitted to a government appointed Planning Inspector. However no other housing options were ever properly and thoroughly explored as an alternative to Welborne and the land to the north of Funtley was offered up by Fareham Borough Council as the only option and presented as a 'fait accompli'. The leadership of the council at the time stated that if Welborne was built, then Fareham's housing needs would be met and there be no need for further development in the rest of the Borough. We now know this to be a complete fallacy.

### **3) Implementation, Monitoring, Engagement with significantly impacted Communities and review mechanisms**

Existing mechanisms are poor. It is well documented that S106 and CIL Developer funding often disappears into a black hole. It is rarely spent in the directly impacted areas and is often siphoned off into pet projects elsewhere. So there is a clear need for far more transparency and accountability from the receivers of these mouth watering sums our Council / County Council.

There is also an urgent need for our council in particular to actively engage with the significantly impacted local communities. Particularly those without a parish council to ensure local views are captured and respected. Rather than purely council driven agendas. Regular reviews with projected funding and deadlines are also required to ensure the objectives are met.

### **4) In conclusion**

No one denies there is a need for more housing. However, it is the sheer scale of development in the Northern and Eastern Wards of Fare Borough that is the issue. There will be very few green spaces left and the impact on the environment is huge and unsustainable.

The Government may need more housing, however, there needs to be a more coherent national policy to move skills north of the country to ensure there is less of a divide. Tarmacking continuously over huge swathes in certain concentrated areas of the South East with identikit houses is not a viable long term plan. Short term developer investment for Councils isn't long term gain, nor can it provide quality life enhancement.

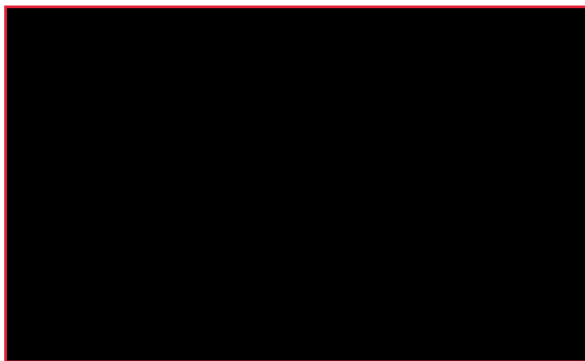
We do not believe that the revised Local Plan is not sound and does not comply with the duty to co-operate.

Yours sincerely,

Edward Morell

Chair

For and on behalf of the Funtley Village Society





30<sup>th</sup> July 2021

FAO: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

**Fareham Local Plan 2037 Publication**  
**Revised Version Consultation**

Dear Sirs,

Please find attached comments from CPRE Hampshire regarding the Revised Version of the submission Fareham Local Plan 2037. We have only commented on those changes highlighted in red in the Revised Version and assume that our comments remain extant as per our submission on 15<sup>th</sup> December 2020. Our submission is attached as Appendix A.

It is important to state that it seems extremely strange to be filling in these arduous forms yet again. For those of us who are volunteers this is an onerous and time-consuming process, all done in our own free time.

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG for its housing numbers. CPRE Hampshire fundamentally rejects the use of out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG. We expect that the 2021 Census will confirm that the 2018-based projections have more validity and combined with the likely changes in demographics following Brexit and Covid, that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan. The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PfSH Spatial Strategy.

Furthermore, there has been challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation has asked ONS to make some more checks on this aspect of their projections. This is particularly relevant as the Fareham Local Plan seeks to take some housing for Portsmouth, which may not be required. Documents are attached as Appendices which relate to this matter.

We reiterate that CPRE Hampshire is extremely pleased to see that Fareham BC have approached their new Local Plan from a landscape-based perspective, a process which we wholly support. Furthermore, we fully endorse Fareham BC's inclusion of a Climate Change policy, which must underpin all other policies and spatial planning, but believe it could be more front and centre, as has been recommended by the most recent NPPF July 2021.

And we remain disappointed that there still seems to be no mention of a potential new South Hampshire **Green Belt** in this Revised Submission Version. In an earlier consultation by Fareham BC in July 2019, there were a number of mentions of this option, notably in Section 10c regarding the Meon Valley, where it said: "The Council will also be working with PUSH to consider the potential for greenbelt land across local authority

areas, and there could be scope for this area to become part of a South Hampshire greenbelt.” As CPRE Hampshire has long campaigned for a sub-regional area of restraint in order to encourage urban regeneration and prevent sprawl, this was very much welcomed. Sadly, this does not seem to have been included in the either the December 2020 Reg 19 document or this Revised Version, and we consider its exclusion to be a significant wasted opportunity, as the NPPF allows local authorities to designate Green Belt as part of the Local Plan process. It has been agreed that the PFSH authorities are to consider a new Green Belt as part of their forthcoming Statement of Common Ground, and we would have hoped to see Fareham BC leading the way.

CPRE Hampshire has completed Response forms for individual policies which have been changed since December 2020 and these are attached below this letter. We reiterate that our comments from December 2020 are still considered relevant for policies which are unchanged and assume they will also be passed to the Inspector. Our December 2020 submission is attached as Appendix A.

Yours faithfully,

Caroline Dibden  
Vice-President  
CPRE Hampshire



**Attachments:**

Appendix A – CPRE Hampshire Submission to Fareham Local Plan 2037, previous Reg 19 version, dated 15<sup>th</sup> December 2020

Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021

Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021



A1 Is an Agent appointed:

**No, an agent is not appointed**

A2 Please provide your details below:

Title:

**Mrs**

First Name:

**Caroline**

Last Name:

**Dibden**

Job Title:

**Vice-President**

Organisation:

**CPRE Hampshire, the countryside charity**

Address:

Telephone:

Email Address:

## **POLICY H1: Housing Provision**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 4.1 to 4.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy H1: Housing Provision**

B1c Which part of the Policies Map?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document? E.g. Viability Assessment

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**NO**

### B3 Please provide details you have to support your answers above

We recognise that Fareham BC have been forced by the NPPF Standard Method to use the 2014-based household projections from MHCLG to calculate its so-called housing need numbers. CPRE Hampshire fundamentally rejects the using out-of-date projections and has informed the Government at all levels that it is surely in accordance with the NPPF to use up-to-date figures where they are available. We believe that the 2018-based projections are based on a more rigorous analysis by ONS and are superior to those calculated previously by MHCLG.

We expect that the 2021 Census will confirm that the 2018-based projections have more validity, and this will only be reinforced by likely changes in demographics following Brexit and Covid-19. We suggest that Fareham BC should seek an early release of the Census figures as it has such a significant impact on its Local Plan.

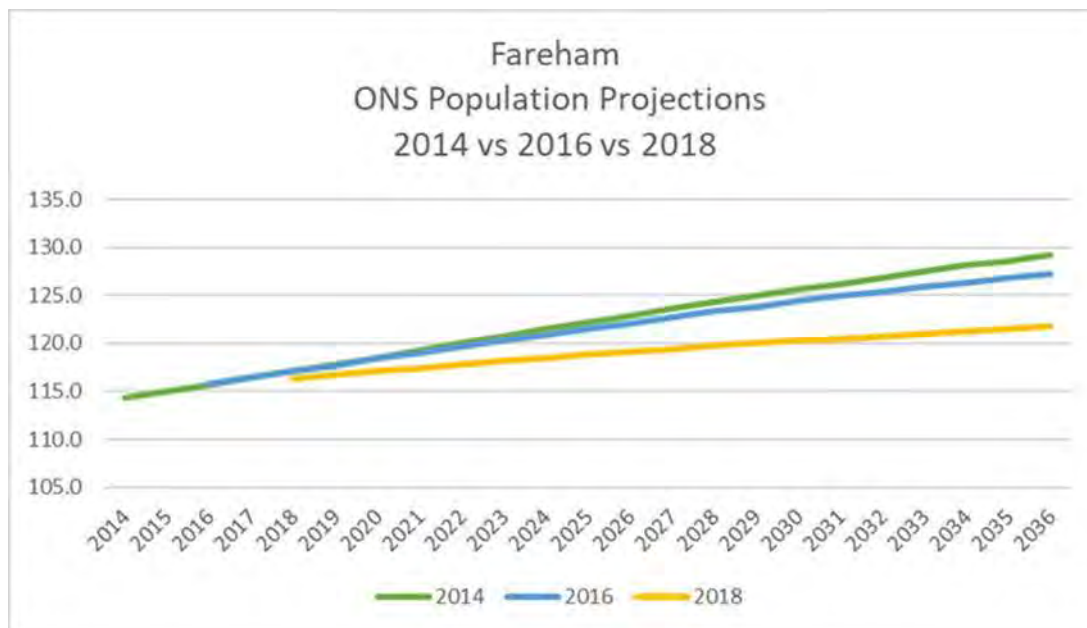
Graph H1\_1 below shows the substantial differences in population by using the differing projections for Fareham. Using the most up-to-date data for Fareham would result in an annual housing need of 327, even lower than that expected in the abortive previous Regulation 19 Version Local Plan of December 2020. This difference is so significant, that several large sites in Strategic Gaps might not be required. Over the 16 years of the plan period the comparative numbers are 8,656 with the 2014 projections, and 5,232 with the 2018 ones, a difference of 3,424 dwellings.

CPRE Hampshire therefore believes that Fareham and PFSH should use the latest base data on household projections (the 2018-based projections from the ONS) as it conforms with Para 31 of the NPPF "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

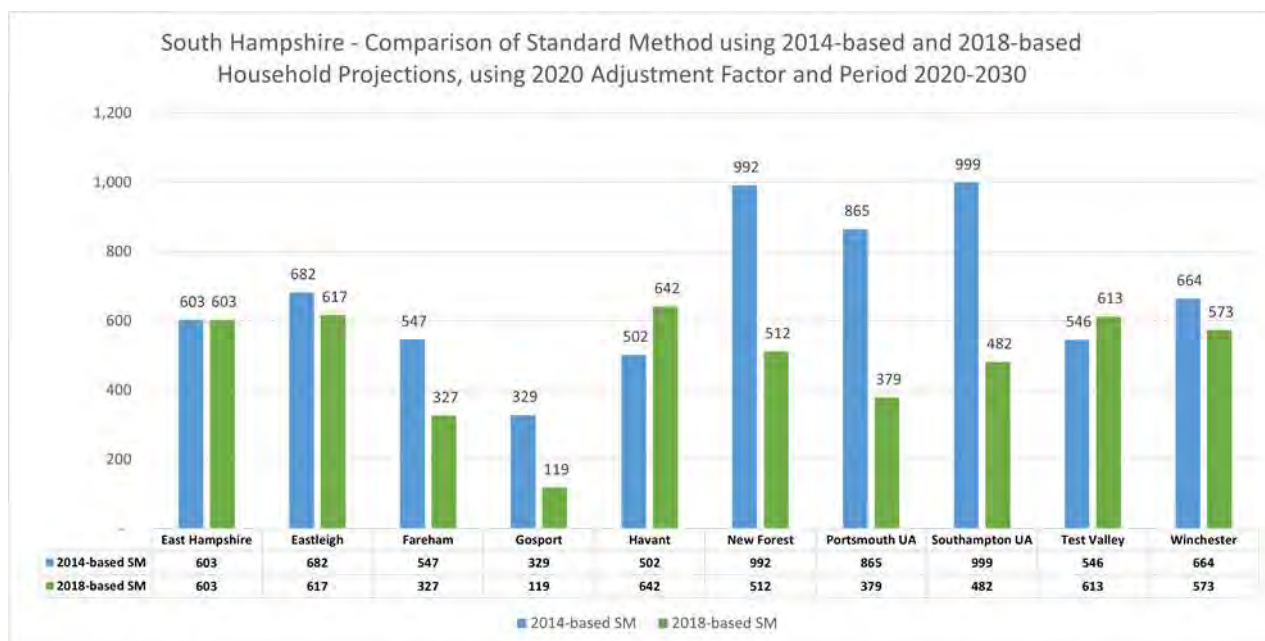
The lowered level of household growth in the 2018-based projections is seen across most of the South Hampshire authorities, not just Fareham, and this will have a substantial impact upon the duty to cooperate vis the PFSH Spatial Strategy. As can be seen from the graph H1\_2 below, the outcome of the Standard Method using 2014 and 2018-based projections for all the South Hampshire local authorities shows a substantially lower requirement. Across the six most urban of the PFSH authorities (Southampton, Portsmouth, Gosport, Eastleigh, Havant and Fareham) the difference is some 1,358 dwellings fewer annually. Using the 2014-based projections for those 6 urban authorities gives a housing requirement of 3,924 dwellings but using 2018-projections only 2,566 dpa, not including the metropolitan uplift for Southampton. With a 35% uplift for Southampton, the 2014-based figure would be 4,274, and the 2018-figure would be 2,735, with a difference of 1,539 dpa; an even more extreme difference between the 2 projection dates.

We believe that this must be factored into the next PFSH Spatial Strategy. Notably Portsmouth, who have requested help from Fareham in meeting their housing need, would see a fall in requirements from 865 dpa to 379 dpa. Should this be borne out by the Census results, it is a nonsense for Portsmouth to require any housing to be accommodated by Fareham.

The impact of Brexit, Covid-19, and corresponding economic fallout, on migration patterns will remain unclear for some time, and it is therefore sensible to use a cautious approach to planning and development.



Graph H1\_1



Graph H1\_2 (excludes 35% uplift for Southampton)

Furthermore, there has been recent challenge to the ONS population projections in 50 university cities and towns, and this impacts Portsmouth and Southampton, both of which feed into the PfSH joint work. The Office for Statistics Regulation (10<sup>th</sup> May 2021) has asked ONS to make some more checks on this aspect of their projections. Relevant papers are attached as Appendix B – Letter from Office of Statistics Regulator to ONS, dated 10th May 2021, and Appendix C - OSR Review of Population Estimates and Projections Produced by the ONS, dated May 2021.

In essence the issue relates to how students are handled in university cities. It seems that students have been “counted in” at the start of their studies, but not “counted out” at the end. This is particularly the case for foreign students, whose presence after university does not tie up with home office visa data and HESA destinations surveys.

The bulge in the apparent resulting population is also not corroborated by other data, such as doctor registrations, A&E attendance, new car registrations, school admissions, benefit claims, voter numbers, gas and electricity use etc. In the 50 cities likely to be impacted by these discrepancies, Southampton comes in 9<sup>th</sup> place, Portsmouth at 23<sup>rd</sup>.

The inclusion of Portsmouth is particularly relevant to the Fareham Local Plan, as it includes 900 dwellings for Portsmouth, which may not be required. Documents are attached as Appendices B and C which relate to this matter. Checking Portsmouth’s data shows that in 2019, births were lower by 484 than predicted by the 2014-based projections, and deaths were 172 higher. Over 16 years of the plan period, this simple calculation indicates that population might be overestimated by some 10,496 or very approximately 4,400 households.

In 2019, around 644 foreign students were apparently not counted out of the city, based on data from Home Office exit checks. HESA surveys indicate that some students will return to the UK, but only 18% of those who return are likely to remain in Portsmouth.

Significantly, for Fareham to agree to take unmet need from Portsmouth is premature, predating as it does any response from ONS to the request for a review from the Office of Statistics Regulation.

It is also clear that there remains a significant reliance on delivery of housing at Welborne, which is subject to a separate plan. Delays to infrastructure finding at Welborne could have an impact on Fareham’s overall strategy for delivery of its housing needs in the plan period.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Use ONS 2018-based household projections, giving 5,232 dpa. With a buffer of 10% this gives a requirement of 5,755 dpa.

Remove the requirement to take 900 dwellings from Portsmouth CC.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

Use of up-to-date data is in accordance with Para 31 of the NPPF.

B4c Your suggested revised wording of any policy or text:

Use 5,232 dpa as the annual housing need with a 10% buffer to give a requirement of **5,755 dpa**.

Simply remove the requirement to take housing from Portsmouth CC.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a recognised authoritative voice on Hampshire's housing numbers, the standard methodology and has been involved in this aspect of Fareham's Local Plans since the time of the South-East Plan in 2005, and the formation of PfSH (Partnership for South Hampshire).

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers and would like to appear at the hearing sessions to SUPPORT the use of the most up-to-date household projections.

**POLICY HA1: North and South of Greenaway Lane, Warsash**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Housing Allocation Policy: HA1 North and South of Greenaway Lane, Warsash

B1c Which part of the Policies Map?

Figure 4.1

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about the piecemeal development already seen, and proposed, in the Warsash area. Population growth in the 10 years 2009-2019 has reached 9% in Warsash and the western wards, while Fareham itself has only grown by 4%. As Warsash has no access to the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.1, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA1 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Para 127 of the NPPF states “Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.” It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities.

It is clear that the settlement policy boundaries have been moved to accommodate the applications pending for Warsash. This is not consistent with a plan-led approach but is simply reactive to a developer-led situation, and takes no account of the area’s defining features.

Para 22 of the new NPPF may require proposals for Warsash to be looked at over a 30 year period.



B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

More analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA1 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA1 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire, the countryside charity, has worked for some years with local campaign group Save Warsash and the Western Wards, and a number of our members will be affected by the proposals for such a large allocation of housing to one small settlement. We would like to take part in the hearing sessions to represent their concerns for initial choice of an unsustainable site, loss of countryside and open space in Warsash, and poor design due to lack of a masterplan.

**POLICY HA55: Land South of Longfield Avenue**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input checked="" type="checkbox"/>	A new housing allocation site	Go to B1d
<input checked="" type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Housing Allocation Policy: HA55 Land South of Longfield Avenue

B1c Which part of the Policies Map?

Figure 4.4

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<b>YES</b>	
Sound		<b>NO</b>
Complies with the duty to co-operate	<b>YES</b>	

B3 Please provide details you have to support your answers above

CPRE Hampshire has significant concerns about incursion of this proposed site into the Strategic Gap. It will significantly diminish the form and function of the Gap, and lead to an increasing perception of urbanisation in one of the few remaining open spaces between Gosport and Fareham. It is likely to have detrimental impacts upon the ecological network. We note that it has been moved from a green network opportunity to a non-statutory status in the Revised Version of Appendix C, Local Ecological Network Map.

The housing numbers include 900 homes from Portsmouth which CPRE Hampshire believes should be removed from Fareham's housing target. Were this to be done, it would weaken the justification for Fareham BC to allocate such a large site in the Gap. The need to allocate HA55 would be entirely unnecessary should the 2018-based household projections be used to calculate housing targets.

As the site is located some distance from the rail network, this pattern of development could not be considered sustainable. It therefore fails the soundness tests.

An indicative framework as shown in Figure 4.4, but this does not meet the requirements for a masterplan, and it is not adequate for long-term planning to integrate the various separate sites and applications by a series of different developers. Policy HA55 will fail to meet any government aspirations for promoting a sustainable pattern of development as set out in the new July 2021 NPPF Para 11a, or for placemaking and beauty as set out in the NPPF Chapter 12, Paras 126 to 134, and is therefore unsound.

Para 126 of the new NPPF states "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Para 127 of the NPPF states "Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics." It is apparent from discussion with CPRE Hampshire members that there has not, to date, been any meaningful involvement of local communities, who have long opposed incursion into the Strategic Gap.

Para 22 of the new NPPF may require proposals for Longfield Road to be looked at over a 30-year period.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Remove HA55 from the list of allocations and remove the 900 houses which Fareham has agreed to take from Portsmouth.

In any event, more analysis of the sustainability criteria for the overall development strategy, such as access to public transport is required before sites such as HA55 are confirmed. Has every opportunity for brownfield development around rail networks been ruled out?

Much more consultation with the local community is required before the proposed HA55 framework meets NPPF prerequisites.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in compliance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire believes that site HA55 represents an unnecessary incursion into the Strategic Gap and we would like to appear at the Hearings to further explain our case.

## **POLICY HP4: Five-year housing land supply**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 5.22 to 5.28**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy HP4: Five-year housing land supply**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The previous December 2020 version of **Policy HP4** stated "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, may be permitted where they meet all of the following criteria....." The problem with this policy is that inadvertently it encourages the first choice of sites to be "outside the Urban Area". CPRE Hampshire is sure that this is not what Fareham BC intends, and in any event it would not be in accordance with the councils own aspirations for a brownfield first approach, nor in accordance with the new NPPF Para 119, and is therefore unsound. NPPF July 2021 states "Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."

CPRE Hampshire suggests that to be in accordance with this aspiration, a sequential approach should be used, even in the event of a lack of a five-year housing land supply.

Our concerns regarding **Policy HP4** have been made much more critical as the word 'may' has been replaced with 'will' in the Revised Submission Version, so all such sites will essentially benefit from permission in principle, with no opportunity for Fareham BC to make any decisions based on sustainability.

The problem is exacerbated by the linkage of **Policy HP4** with **Policy DS1**, particularly **DS1 Criterion (e)** as discussed in CPRE Hampshire's submission in December 2020.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

**Policy HP4** should be rewritten to include a sequential approach, which "makes as much use as possible of suitable brownfield sites and underutilised land" as per Para 137 (a) of the NPPF.

The linkage of **Policy DS1 (e)** and **Policy HP4** should be removed.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is part of an expert group in the National CPRE network on housing numbers, and the five-year housing land supply, and would like to appear at the hearing sessions to discuss its impact on the Fareham Revised Submission Local Plan 2037.

## **POLICY E1: Employment Land Provision**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1.

**Paragraphs 6.8 to 6.20**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy E1: Employment Land Provision**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The Revised Submission Plan has major changes to the Employment Provision section, referring to the Stantec Report of March 2021. Para 6.10 refers to the PPG for assessing floorspace needs, based on a labour demand model and past take-up. But it then goes on to say in Para 6.10.1 that past-take up would imply a negative need for office space and therefore this was not used in practice. However, this is perverse as not only were past take-up rates falling, but we now have the Class E permitted development rights and likely post-Covid changes in employment patterns, with more people working from home and having virtual meetings. It is to be expected that the lower requirement suggested by past take-up rates is likely to be accelerated rather than an under-estimate. To just say that the requirement within the Revised Local Plan is aspirational takes no account of current circumstances. This is then exacerbated by adding a so-called underdelivery over past years, despite falling take-up rates.

Para 6.20 states “The policies in this Local Plan secure an overprovision of approximately 121,000 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 choice in supply both in terms of time and type of employment space as set out in the NPPF and PPG.”

CPRE Hampshire suggests that not only was the Stantec assessment likely to be an overestimate of needs, but that to then allocate an over provision of 121,000 sq.m. is entirely unnecessary. Any cursory look at employment sites around South Hampshire shows large sites available for rent, and these should be used in advance of any new provision. This can be demonstrated by looking at websites such as Rightmove (<https://www.rightmove.co.uk/commercial-property-to-let/Fareham.html>) or Property Link (<https://propertylink.estatesgazette.com/commercial-property-for-rent/fareham>).

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Remove the over-provision of employment land.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

It would be in accordance with the NPPF.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire would like to appear at the hearing sessions to clarify why we do not believe that the proposed excessive over-provision of employment land is necessary.



## STRATEGIC POLICY CC1: Climate Change

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 8.1 to 8.10, 8.60**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Strategic Policy CC1: Climate change**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**NO**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire generally SUPPORTS the approach taken by Fareham BC to Climate Change. But we believe that **Policy CC1, Criterion (a)** does not go far enough to encourage/enforce a truly sustainable pattern of development and is unlikely to lead to a meaningful reduction of emissions from private car use. The Revised Submission Version simply adds a comment in Criterion (e) about Building Regulations, but this is merely tinkering around the edges of what could and should be achieved.

Section 19(1A) of the Planning and Compulsory Purchase Act 2004 requires that a local authority's development plan documents must: (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

The new NPPF Para 152 further includes the requirement that “the planning system should support the transition to a low carbon future in a changing climate”, should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” and Footnote 53 “in line with the objectives and provisions of the Climate Change Act 2008.”

CPRE Hampshire believes that one of the most fundamental ways of combating the likelihood of adverse climate change, is to plan development where it can use better public transport and be less reliant on the car. The aspirations in **Policy CC1** are more about how development can respond to climate change, and rather less about how spatial planning of future development can help prevent it. We consider that this is a missed opportunity. According to Camilla Ween, Harvard Loeb Fellow, speaking on behalf of Transport for New Homes “Transport is responsible for about 26% of greenhouse gas emissions, much arising from personal car journeys. Our society will not be able to achieve the UN goals if we do not change the way we travel; that means we need to create new communities that are NOT car dependent. That means careful consideration of where new development is located, as well as how we design new communities, for example, places that are well connected with high quality public realm and movement infrastructure that encourage people to want to move to a car-free lifestyle.” It must be a fundamental tenet of the Fareham Local Plan that NO development should be permitted that relies on the car as its main means of access.

Nothing less than a drastic change to spatial strategy and a move away from South Hampshire’s historic pattern of sprawling suburbs will enable any meaningful contribution to the fight against adverse climate change. We owe it to future generations to do our utmost to shift patterns of behaviour that have become entrenched with the use of the private car. Even electric cars will not solve many of these issues as they still leave residues from tyres and fluids and are unsustainable in terms of battery manufacture.

We are aware that Client Earth wrote to the council in September 2019 to remind them of the legal obligations to address climate change and this objective clearly is in line with that requirement. We look forward to seeing the details of how the council will address climate change in the plan. In particular we would like to see clarity on detailed objectives and recognition of the need to measure progress against the objectives. Hampshire County Council have set out a very detailed plan with objectives on climate change and this may help Fareham BC when they are drawing up their own detailed plans. Ensuring new development is sustainable in terms of location and design will be central to achieving carbon neutrality. This is addressed above and below.

All policies, plans and decisions need to be measured against the objectives of the Climate Change Act 2008. The RTPI have studied this in their January 2021 report ‘NET ZERO TRANSPORT - The role of spatial planning and place-based solutions’. They say: “The planning system should also prioritise urban renewal that enables growth while achieving a substantial reduction in travel demand”.

It might also help to see the outcome of a study carried out by Cool Climate at the University of Berkeley to demonstrate the most substantive action local authorities can take to minimise greenhouse gases, Graph CC\_1. Although it used US cities for the study, the principles would apply just as much to Fareham, and showed the single most effective measure is to increase urban infill in preference to car-based development.

**Policy CC1** is therefore not legally complaint unless the large part of Fareham’s spatial strategy is geared to development around mass public transport hubs and avoiding sites which are car-dependant. It is clear that sites such as Policy HA1 would fail to meet this condition.

CPRE Hampshire recommends the checklist provided by Transport for New Homes, which sets out an objective approach to planning new housing areas without dependence on cars:

<https://www.transportfornewhomes.org.uk/wp-content/uploads/2019/10/checklist.pdf>

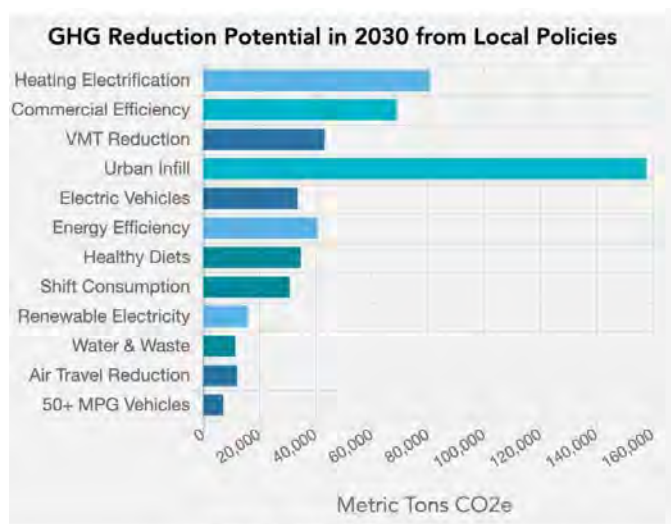


Figure 10: Cool Climate Network, 2018

Graph CC\_1

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy CC1, Criterion (a)** to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

It would be in accordance with Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF Para 152 in terms of shaping places that contribute to radical reductions in greenhouse emissions.

B4c Your suggested revised wording of any policy or text:

**Policy CC1 (a)** A development strategy that minimises the need to travel by allocating sites and generally directing development to locations near to mass public transport hubs, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a more ambitious spatial strategy for planning housing in Fareham borough, such that it is located and designed appropriately around public transport hubs to minimise emissions and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy CC1** in this regard.

## **POLICY NE2: Biodiversity net gain**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input checked="" type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 9.28 to 9.44**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy NE2: Biodiversity net gain**

B1c Which part of the Policies Map?

**The Local Ecological Network map in Appendix C**

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**YES**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

The approach taken by Fareham BC is sound, and CPRE Hampshire SUPPORTS the requirement for biodiversity net gain as per the forthcoming Environment Act. However, we have significant concerns about the revised text in Para 9.32 about Fareham's ability to assess habitat condition and type, and to enforce any failure to achieve promised improvements. We refer you to the paper by Sophus Zu Ermgassen - *Exploring the ecological outcomes of mandatory biodiversity net gain using evidence from early-adopter jurisdictions in England*, June 2021

<https://conbio.onlinelibrary.wiley.com/doi/full/10.1111/conl.12820#>

And the Revised Plan needs to be updated in Para 9.35 and Footnote 85 to reflect the updated Defra Biodiversity Metric 3.0 which has recently been released.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

YES

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning development, such that it is located and designed appropriately to see a net gain in biodiversity of the area and would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy NE2** in this regard.

## **POLICY TIN1: Sustainable transport**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

**Paragraphs 10.1 to 10.11, 10.13**

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

**Policy TIN1: Sustainable transport**

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

Yes

No

Legally compliant

**YES**

Sound

**NO**

Complies with the duty to co-operate

**YES**

B3 Please provide details you have to support your answers above

CPRE Hampshire SUPPORTS the approach taken by Fareham BC and consider **Policy TIN1** to be a good starting point. CPRE Hampshire recognises that Fareham BC aspire to have 'good growth' with existing and proposed transport corridors influencing choice of development, however we feel **Policy TIN1** does not go far enough. The Council should feel empowered to reject development which is not already located around, or can provide, public mass transit hubs, in particular the rail network. The policy as it stands does not give Fareham BC a sufficiently robust mechanism for achieving this. It is therefore unlikely to comply with the aspirations to meet climate change objectives as set out in **Policy CC1** or for air quality in **Policy NE8**.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

CPRE Hampshire recommends strengthening **Policy TIN1**, with an additional Criterion to enable a spatial strategy more likely to meet the requirements set out in Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and the new NPPF, by including a requirement for mass public transport hubs should be the first approach for development, and to enable Fareham to refuse car-dependent applications.

The principles of development and transport as set out in the Transport for New Homes checklist should be followed - <https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/>.

CPRE Hampshire does not believe that the additional words added in the Revised Version in Para 10.13 are sufficiently robust to have any appreciable impact on reducing emissions, and do not give Fareham BC the powers to reject development with unsuitable transport provision.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

The policy would then comply with climate change and air quality objectives, and with **Policy CC1**.

B4c Your suggested revised wording of any policy or text:

**Policy TIN1** Development will be permitted

(d) minimises the need to travel by allocating sites and generally directing development to locations **near to mass public transport hubs**, with better services and facilities, or where they are capable of being improved.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire is a keen proponent of a spatial strategy for planning housing, such that it is located and designed appropriately around public transport hubs to minimise emissions and impacts on climate change. We would like to appear at the hearing sessions to discuss the likely effectiveness of **Policy TIN1** in this regard.

**POLICY D1: High quality design and place making**

B1 Which part of the Revised Publication Local Plan is this representation about?

<input checked="" type="checkbox"/>	A paragraph	Go to B1a
<input checked="" type="checkbox"/>	A policy	Go to B1b
<input type="checkbox"/>	The policies map	Go to B1c
<input type="checkbox"/>	A new housing allocation site	Go to B1d
<input type="checkbox"/>	The evidence base	Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Paragraphs 11.1 to 11.36

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

POLICY D1: High quality design and place making

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	YES	
Sound		NO
Complies with the duty to co-operate	YES	

B3 Please provide details you have to support your answers above

CPRE Hampshire welcomes the approach taken by Fareham BC towards high quality design in **Policy D1** but would like to see the inclusion of the words countryside and landscape into **Criterion (i)**. The omission of these words makes it inconsistent with **Strategic Policies DS1 and DS3** and therefore unsound.

The design quality of future developments starts with overall masterplanning and landscape context as well as specific building details. Fareham has seen a proliferation of poorly designed car dependant nondescript developments over recent years, and it is critical that major improvements are made for the future.

The Submission plan will need to be updated to take account of the National Model Design Codes and Para 132 of the NPPF which states that development that is not well designed should be refused permission, especially where it fails to reflect local design policies and government guidance on design.



B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

Include the words countryside and landscape into **Criterion (i)**.

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

This would then be in accordance with **Strategic Policies DS1 and DS3**. And would concur with the new NPPF Para 132.

B4c Your suggested revised wording of any policy or text:

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

**YES**

Yes, I want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

CPRE Hampshire has many members in Fareham who are keenly interested in the design of future developments and would like to see major improvements over previous failures in design quality, which has historically resulted in large sprawling estates of car-dependant nondescript housing.

**White, Lauren**

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**Subject:** FW: Response to Revised Publication Plan / Local Plan Consultation

-----Original Message-----

From: Edward Gain [REDACTED]

Sent: 01 July 2021 21:32

To: Consultation <Consultation@fareham.gov.uk>

Subject: Response to Revised Publication Plan / Local Plan Consultation

Thanks for the info posted through our door. We're generally in favour of building more homes as our population continues to grow so that our children and their descendants have the opportunity to enjoy their own homes like our generation and generations before us have. We hope the consultation process is efficient so we can get to a path for house building ASAP.

We would also encourage considering more modern and sustainable approaches to construction such as pre-fabricated homes - constructing bespoke bricks and mortar properties in the 21st century just doesn't make sense from an economical or sustainability perspective. Please don't let archaic planning permission around aesthetics take priority over facing the existential crisis of climate change.

One question I do have: what provision is there for homes for our ageing population? Or is this for developers to determine? One observation I have of Fareham is that there are a lot of retired couples living in 4-bed detached homes near popular schools - better utilisation of our existing housing stock may reduce pressure to build so many homes (I appreciate the numbers are mandated to you by Govt.) - does the council have a say on allocating sites aimed at the senior generation or is this for the developer to decide upon?

Best of luck and thanks for all your work

Edward Gain

Sent from my iPad

Planning Policy Manager  
Fareham Borough Council

Enquiries to: Louise Hague

Our ref: Y00511



Your ref: Regulation 19 Local Plan  
Consultation – Revised Publication

Date: 28 July 2021



Dear Sir/Madam

## Regulation 19 Local Plan Consultation

In response to the above consultation, please find attached the general landowner comments in written representations on behalf of Hampshire County Council Property Services, in its role as a public landowner to help inform the next stages of the emerging Local Plan Update to 2038. These are separate from the comments submitted on behalf of Hampshire County Council in respect of its regulatory functions.

As landowner, the County Council will be responding to the Local Plan Consultation on the following Policies/Paragraphs (please see attached):

- Strategic Policy H1: Housing Provision
- Policy D1: High Quality Design and Place Making
- Housing Allocation Policy: HA3 (Southampton Road)
- Housing Allocation Policy: HA9 (Heath Road)
- Housing Allocation Policy: HA13 (Hunts Pond Road)
- Housing Allocation Policy: HA22 (Wynton Way)
- Housing Allocation Policy: HA24 (335-337 Gosport Road)
- Strategic Policy E1: Employment Land Provision
- Policy E4a: Land North of St Margaret's roundabout, Titchfield
- Strategic Policy R4: Community and Leisure Facilities
- Policy D4: Water Quality and Resources/ Strategic Policy CC1: Climate Change (d)
- Policy D4: Water Quality and Resources Para 11.55/56

To date, Hampshire County Council in its capacity as landowner, has supported the earlier stages of the Local Plan Update to 2037. The purpose of the following is to offer comments, from a landowning perspective, to help inform the scope and soundness of Fareham Local Plan when examined by the Secretary of State.

I hope this is helpful to you in continuing to support the Borough Council in subsequent stages of the Local Plan Update to 2037.

Yours sincerely



**Louise Hague MRICS MRTPI**  
Senior Development Manager

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally Compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- Complies with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title: Ms

First Name: Katherine

Last Name: Fry

Job Title: (where relevant) Senior Planner and Urban Designer

Organisation: (where relevant) Hampshire County Council

Address:

Postcode:

Telephone Number:

Email Address:



A3 Please provide the Agent's details:  
Title: N/A

First Name: \_\_\_\_\_  
\_\_\_\_\_

Last Name: \_\_\_\_\_  
\_\_\_\_\_

Job Title: (where relevant) \_\_\_\_\_  
\_\_\_\_\_

Organisation: (where relevant) \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Postcode: \_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_  
\_\_\_\_\_

B1 Which part of the Revised Publication Local Plan is this representation about?

☐ A paragraph Go to B1a

☒ A policy Go to B1b

☐ The policies map Go to B1c

☐ A new housing allocation site Go to B1d

☐ The evidence base Go to B1e

- B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1
- 
- B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy H1: Housing Provision
- B1c Which part of the Policies Map ?
- 
- B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue
- 
- B1e Which new or revised evidence base document ? E.g. Viability Assessment
- 
- B2 Do you think the Revised Publication Local Plan is:
- |                                      | Yes                                 | No                       |
|--------------------------------------|-------------------------------------|--------------------------|
| Legally compliant                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sound                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Complies with the duty to co-operate | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- B3 Please provide details you have to support your answers above  
Hampshire County Council in its capacity as landowner supports the spatial approach to Policy H1 to distribute development through Local Plan allocations. The County Council considers that this is a sound approach that is positively prepared, justified and deliverable within the Plan period (effective) based on the Borough Council's objectively assessed needs and wider Local Plan evidence base.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

- B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?
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- 
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- 
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- 
- B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?



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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policy D1: High Quality Design and Place Making

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Hampshire County Council, as landowner, supports Policy D1 as it considers that the density of schemes should be informed by and be sympathetic to the character of the surrounding areas, rather than having a set standard. This allows sufficient flexibility (effective) to support best practice urban design principles particularly with regards to legibility to emphasise the importance of place as well as sensitively manage the transition from an urban to rural settlement edge. In addition, this Policy accords with the current national guidance on design, such as the National Model Design Code.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

---

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA3 (Southampton Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as one of the landowners for this site, supports the inclusion of this draft allocation and has provided information through the Local Plan process to date to support the allocation. The County Council re-affirms that that its land within Policy HA3 is available and deliverable within the Plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA9 (Heath Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the allocation of its land in Policy HA9. The site has a resolution to grant planning permission for 70 dwellings (insert ref). The County Council, as applicant, is currently engaged in on-going discussions with the Borough Council Planning Case Officer, Natural England and third-party providers to put in place sufficient mitigation to achieve a nitrate neutral development. The County Council as landowner has also submitted a pre-application submission to Natural England for consideration of its own land to mitigate the nitrate output of site Policy HA9. This evidence offers a realistic prospect that the site is capable of coming forward in within the early stages of the Plan period. The County Council, as landowner, re-affirms that it's land within Policy HA9 is available and deliverable.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA13 (Hunts Pond Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable. This allocation will contribute (indicative yield 38 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?



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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA22 (Wynton Way)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available and deliverable. This allocation will contribute (indicative yield 13 dwellings) to the supply of housing required over the Plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

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B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA24 (335-337 Gosport Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative yield 8 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

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B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy E1: Employment Land Provision

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the amendments to this Policy which reflects the current scale of future employment needs and increases flexibility for employment land provision in line with the amendment to the national use classes order as made on 1st September 2020 and current methodology.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

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Which part of the Revised Publication Local Plan is this representation about?

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| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Land North of St Margaret's roundabout, Titchfield (Policy E4a)

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative 4000m2) to the supply of employment floorspace required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?



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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

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☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy R4: Community and Leisure Facilities

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner and service provider, supports the intentions of Policy R4 to maintain the provision of necessary community facilities during the Plan period and supports the amendments to this Policy. The proposed amendment would reinforce the unique role and function of public service providers and their need for managed change to deliver operational service improvements over the Plan period (be effective).

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D4: Water Quality and Resources

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

---

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner *and* service provider, supports the principle of Policies CC1 and D4.

Notwithstanding this, the County Council is concerned that the draft policy does not meet the tests of soundness as it is not sufficiently flexible to respond to unexpected changes during the plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

The policy should have increased flexibility to be consistent with national policy.

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

The County Council would be mindful to overcome its objection if the policy is amended to introduce sufficient flexibility in the wording. This would still seek to achieve a high standard of sustainable development but would not require potentially unattainable standards to be met (be effective).

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☒ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The County Council could offer further clarification on the points raised.

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input checked="" type="checkbox"/> A paragraph        | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1  
Paras 11.55/56

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, in its role as a public landowner and service provider, supports the policy aspiration to achieve energy efficiencies in new non-residential development. In particular the County Council notes that paragraph 11.55 considers how the BREEAM assessment process can influence viability of a proposal and make allowances for this, to ensure the plan will remain effective over the plan period. For example, as landowner, the County Council considers that any forthcoming draft policy should be open to demonstrating meeting this energy efficiency standard by alternative equivalent standards such as those based on an embodied carbon (CO2 / Kg / sqm) metric as advocated by the RIBA 2030 Climate Challenge:  
<https://www.architecture.com/-/media/files/Climate-action/RIBA-2030-ClimateChallenge.pdf>

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

### **What happens next?**

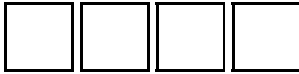
The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.

All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards



Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <[REDACTED]>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

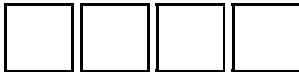
Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.

I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

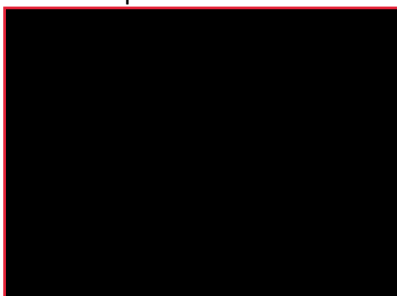
As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins



## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.

### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed and may contain information which is privileged and/or confidential. If it has come to you in error, you must take no action based on it nor must you copy or show it to anyone.

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.

29<sup>th</sup> July 2021  
Mrs Anne-Marie Burdfield  
10 Pennycress, Locks Heath, Southampton SO31 6SY  
[annemarieburd@gmail.com](mailto:annemarieburd@gmail.com)

Here are my responses to The Local Plan.

#### **Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation.**

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

#### **Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019,  
3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered.

There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**

**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

**Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets.** The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

**Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.**

**Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access** to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, **Page 54 suggests 7 new accesses onto** the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

**Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective."** This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HA1 sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind



## **Occupancy Rates**

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bed roomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## **Carbon Reduction**

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## **Healthcare**

**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition. 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes these policies. It is unclear how any development could be contemplated in the Fareham Borough without need on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with that protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as habitat policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was H Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift to Finally and critically sites identified as suitable for development but have not yet obtained planning permission HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. If 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards context There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Framework development within and adjacent to existing settlements and as part of area wide development strategies and are sustainable, appropriately planned and designed".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and of

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's c  
Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwat  
The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests c  
guidance in Fareham Today which includes the additional areas of" Legal Compliance" and "Duty to Cooperate"  
the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission  
HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community  
it is unsound.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

## Further comments on the Fareham Local Plan

### which I have been unable to include in your too strict formatted comments form

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives.

Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as



well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

**From:** [June Ward](#)  
**To:** [Consultation](#)  
**Subject:** Continuation of Comments re Local Plan  
**Date:** 29 July 2021 14:38:13

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Dear Katherine,

Although I have put capital letters where required my iPad seems determined to rule them out!

#### Carbon Reduction

##### Paragraph 11:36

There are no set standards set for carbon reduction as Developers are encouraged to design for natural ventilation and green infrastructure. Building populations are insufficient and will not enable the country to meet the promised carbon reductions. It is imperative that the council should set standards so that developers are designing for sustainability.

##### Policy CC1

This indicates “green infrastructure “we do not have a greenbelt and there is nothing to do you note this in the plan.

The climate change emergency is recognised by all and CPRE Hampshire has stated that local plans need to set ambitious targets and action plans with accountabilities so that carbon emissions are measurable and can be reported on annually with accountability. This would mean that development should only be allowed taking account of the relevant local plan policies and as such would be designed to reduce energy consumption.

#### Education

Paragraph 10.27 infrastructure delivery plan. Education is planned with Hampshire county council however the period of any proposed extensions for child placements only goes up to 2022. The plan goes up to 2037 this is not acceptable for child education.

Paragraph 10.27 of the infrastructure Delivery plan, table 6 says that section 106 addresses the provision of Early Years Foundation Provision in the Western Wards. The development of H A 1 shows no provision within the development area. There are to be over 1000 new houses proposed for Warsash, however the child placement contribution allocation only calls for the infrastructure delivery plan for 100 placements. If we are asking families to act more sustainably this provision should be local so that parents could walk or cycle to the facility.

#### Healthcare

Paragraph 10.26 Infrastructure delivery Plan assesses the need for the expansion of health care provision as a critical prioritisation within the Western Wards. Neither HA1 warsash practices has the ability to expand and would therefore not cope with increased numbers. The fact that the plan proposes building alterations to Whitely surgery, although the application to enlarge the car park was refused by the council, will still not be able to accommodate the over 800 houses proposed. I consider this not a sound approach. Whiteley also is enlarging its population with just the one small surgery available. I would think that priority would be given to those living in Whitely.

Thank you Katherine I think this is all for now; I need to prepare for Sunday's service,  
Kindest regards  
June

## Comments on the Local Plan 2037

### Test of Soundness - Settlement Definition

- In the Foreword to the Publication Plan written by the Executive Member for Planning and Development states the vision of the Council to “distribute development across the Borough and achieve maximum community benefit from that development”.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan, alone contributes 832 dwellings to this number - 14%. This is not distributing “development across the Borough”. It is concentrating it in a small area of the Borough.
- As for “achieving maximum community benefit from that development”, the opposite will occur. An example is HA1 land to the north and south of Greenaway Lane. The 832 dwellings (14% of the total) “proposed” for this area will bring a minimum of 1,600 extra vehicles. The area is within a peninsula with only 3 roads in or out. It is already at maximum capacity for traffic. There are not enough school places at the moment. No new infrastructure is planned. There will be negative community effects.
- in the Foreword to the Publication Plan it states “greenfield sites are less favoured locations for development. Para 2.10 of the Publication Plan states “Fareham Borough will retain it’s identity, valued landscapes and settlement definition and will protect it’s natural, built and historic assets”.
- The proposed allocation of Policy HA1 (which is not in the current extant Local Plan) contradicts these aspirations and also those of Para 2.12 “Strategic Priorities” which “strive to maximise development within the urban area and away from the wider countryside and to create places that encourage healthier lifestyles”.
- Policy HA1 (currently Greenfield sites) is proposed to be re-designated as an urban area. This re-designation to urban status and the movement of the Settlement Boundary to encompass it is a blatant, stealthy manoeuvre by the Council which seems unethical and is done only to suit it’s own objectives.
- Strategic Priority 2 states “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”. Or, as the Council has done, re-designate countryside as urban where convenient.
- Strategic Policy DS1 (paras 3.36 and 5.6) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Policy HA1 calls for the efficient use of existing buildings to meet such need on a one for one replacement dwelling basis. Inconveniently for the Council, these conditions do not apply to HA1 so the Council has simply redrawn the urban boundary so green fields (an easy option for Developers) can be covered in houses.

- Looking at Policy HP4 Para 5.24, HA1 fails to meet criteria e) as the proposals for development will demonstrably have unacceptable environmental, amenity and traffic implications.

### **Test of Soundness - Infrastructure**

- Para 10.14 refers to the Local Plan Strategic Transport Assessment which at para 14.6 states “In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective”.
- However, the area HA1 isn’t assessed within the Local Plan Strategic Transport Assessment so the statement above doesn’t apply to HA1 with 832 dwellings.
- Para 10.15 of the Publication Plan in the Transport plan actually doesn’t include an analysis of streets where the majority of the houses are proposed. When there are 832 new dwellings proposed in HA1 (14% of the total for Fareham) why hasn’t more consideration been given to this area in the Transport Assessment?
- With an average of two vehicles per dwelling, an additional 1,660 vehicles will be on local roads. There is existing congestion but there is no mention of any mitigation that will be required to reduce this congestion now or by 2037.
- The Publication Plan fails the Test of Soundness by not being inclusive of all areas and not being Positively Prepared in this regard.
- Policy HA1 on page 53 refers to traffic routes and despite their being a Planning Decision to limit access onto Greenaway Lane to 6 dwellings due to the narrowness of the Lane with no pavements and ditches along its length in places this has been removed. The Plan now proposes access for up to 140 dwellings through a widening of the Lane when there is actually no scope for widening.
- This will result in a very considerable impact on the countryside character of the Lane and to the safety of it’s non vehicular users.
- Page 54 suggests multiple new accesses onto the already busy Brook Lane some within a few hundred yards of each other. This number could have been reduced considerably had there been no piecemeal development a Masterplan for HA1 (discussed in detail below). The proximity and positioning of these access roads are a recipe for gridlock and accident black spots.
- Policy HA1, page 54, indicates the need for two junior football pitches to be provided. These are not shown in the plan for HA1. Probably because every greenfield site possible location is being covered in housing.

### **Test of Soundness - Housing Need Methodology**

- It is indicated at Para 3.27, fig 3.2, that there are 8 potential growth areas. These are not shown on the map. There is a lack of clarity.
- What is the definition of small scale development? Is it sites of less than 1 Ha or a development of not more than 4 units? Page 158 Policy HP2 is in conflict with Para 4.13.

- A contingency buffer of 1,094 dwellings has been made. However, Page 37 Paras 4.12 and 4.16 as well as Policy H1 shows that the Plan is heavily reliant on the certainty of delivery of the 3,610 dwellings at Welbourne by 2037.
- A previous version of the Publication Plan was scrapped because of a Government change of Housing need methodology. The Government is currently debating a White Paper on “Planning for the Future” which would change the housing need methodology again. Para 4.2 describes the methodology used to calculate Fareham’s housing need on which the whole Plan is based. This Publication Plan is premature and risky as the outcome of the White Paper could change the methodology again.

#### **Test of Soundness - Occupancy Rates**

- The claims regarding occupancy rates in this Publication Plan are not used consistently in the Council’s own proposals and requirements. The Council argues for an average occupancy rate of 2.4 for a 4/5 bedroom house in regards to Nitrate budget calculations. Yet in Para 5.41 it is stated that the occupancy rates for affordable homes will be in the range of 4-6.

#### **Test of Soundness - Carbon Reduction**

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised there is a climate change emergency. The Council for the Protection of Rural England Hampshire believes it is therefore imperative that the Local Plans set ambitious targets and action plans with accountability for achievement in the reduction of carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant Local Plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development also needs to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval.

This is not routinely done in Planning Committee in Fareham and this Publication Plan should be embracing the opportunity to apply these requirements to all Planning Approvals going forward.

- Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets. It does not state what the target should be it refers to individual developments power generation rather than what each development should achieve over and above Building Regulations requirements. The Plan is not positively prepared.
- Similarly in Para 11.35, the Council does not have a sound and effective approach to carbon emissions reduction in the Borough.
- Policy CC1 describes Green Infrastructure but the Borough does not have a Green Belt and non is planned.

#### **Test of Soundness - Healthcare**

Para 10.27 in the Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards. There is no scope to do this.

## **Complies with Need to Cooperate - Housing Need Methodology**

Para 4.6. In agreeing to take up a shortfall of 900 homes from Portsmouth, Fareham Council are taking a big risk. We await the Government's response to last year's consultation on the planning White Paper, Planning for the Future, which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## **Matters of Legal Compliance - Community Involvement**

- The residents have challenged the Council in the High Court of Justice in May 2021 and won their case the judge confirmed the following points: a) that the Council acted unlawfully and unfairly towards the residents. The residents evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council. b) that the Planning Committee failed to grapple with the residents request for a deferment. He further stated the "judgement needs to be shared with everyone concerned within the Council in this case, as their are lessons to be learnt from this".
- The Court action was funded by the residents, and costs were considerable, which shows the strength of feeling. The Council, of course, paid out of public funds.
- The residents have been ignored consistently. Since 2017 there have been protest marches, deputations and objections. A petition against the various versions of Draft Local Plans exceeded the required number of signatures needed to trigger a Full Council meeting debate but a debate was refused. The residents raised a challenge to this to the Council's Scrutiny Board but the refusal still stood. To date no debate regarding the petition has taken place.
- The residents have provided community generated evidence to the Council but this has not been considered as good as the desk exercise evidence provided by the Developers. Examples of the community generated evidence ignored by the Council includes evidence on previous land use which has shown that the previous use of land used by the Developer's to calculate their Nitrate budget is incorrect and traffic survey results produced by the residents and Community Speedwatch teams were simply dismissed. This is discriminatory.
- it has been found and confirmed by the Council that the Publication Plan contains errors. The errors are as follows: a) there are sites not included from page 74 of the SHELAA and also on page 52 of the Plan. b) some sites included on page 52 of the Plan have been included in error. c) the addendum on page 56 of the Plan includes an incorrect address. d) perhaps the worst error is that sites identified as suitable for development but which have not yet obtained planning permission are excluded from the total numbers given for HA1. The residents cannot therefore properly establish the impact of this Plan on their community. A Publication Plan containing such large errors relating to the number of properties to be built is Unsound.
- The Introduction to the Publication Plan, Page 1 Para 1.5, states that representations should focus solely on "Tests of Soundness". However, the guidance given in Fareham Today contradicts this and specifies two other areas to focus on, namely "Legal Compliance" and "Duty to Cooperate". A further error in the Plan and misleading and confusing to residents of the Borough wishing to comment on the Plan.

## **Matters of Legal Compliance - Housing Allocations**

- please refer to my para 3 above relating to the errors in this Publication Plan regarding housing numbers. The Publication Plan is Unsound with respect to housing numbers and therefore also housing allocations.
- Para 1.16 of the Publication Plan makes no mention at all of the 2017 Unadopted Draft Local Plan which never came into effect. This Unadopted Plan is what sparked the resident's petition, marches and huge numbers of objections because the area known as HA1 first appeared in the 2017 Plan proposing over 800 houses in one small area which is Warsash. An area with no infrastructure in any respect to support such an expansion.
- In this Publication Plan Officers confirm it is the previous 2015 Plan which is extant. Para 4.8 allows the Council to consider housing sites allocated in the previous adopted Local Plan. As

already established, HA1 did not feature in the 2015 Plan so HA1 should not appear in this Publication Plan.

- However, Page 38 of the Publication Plan ignores this fact stating that HA1 and other sites local to HA1 are included.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan) alone contributes 832 dwellings to this number - 14%. This is an unfair distribution of housing allocation
- Further, within HA1 (which is not urban but consists of greenfield sites cheek by jowl with each other) there is no inter connectivity between the sites. All Developers are working in complete isolation to one another resulting in piecemeal development and an unnecessary number of access roads. The Council have failed to implement a "Masterplan" which should have considered the wider picture. Developers are not required to consider the site next door and therefore don't.
- This is contrary to Design Policy D3 para 11.44 which states "Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and master plans is vital to ensure that developments are sustainable, appropriately planned and designed"
- A further Environmental Impact Assessment must be conducted showing the cumulative effect of HA1 in it's entirety.
- in this Publication Plan, Para 4.19 Housing Policies, there are a large number of allocations that are no longer proposed, namely HA 2, 5, 6, 8, 11, 14, 16, 18, 20, 21, and 25. Why was it decided to leave HA1 in as an allocation? How was the Objectively Assessed Housing Need arrived at for HA1?
- The Council's decision to propose HA1 within the now irrelevant 2017 Local Plan, has been taken advantage of by Developers who have submitted numerous applications. The Council within Planning Committee have resolved to grant permission on many of the sites already and advanced preparation for building has commenced on a number of them. This is ahead of the Publication Plan being approved.
- Other Developers have been claiming their sites fit well within HA1. This has resulted in the Council adjusting the boundaries of HA1 to accommodate them. Turning what was designated as Countryside into land for development in the process. A power shift towards the Developers it would seem. The Council is willing to listen to Developers but not to the residents of the Borough.

### **Matters of Legal Compliance - Habitats Directive and biodiversity**

- The Habitats Directive Strategic Policy NE1 requires designated sites be protected and ENHANCED. The Publication Plan Para 9.51 states that the Council as the Local Planning Authority is (merely) aspiring to Nitrate Neutrality. On page 247, Para 9.54 it is indicated that proposals for development should provide a net REDUCTION in eutrophication for the designated sites in an unfavourable condition so as to restore conditions to favourable. Nowhere does the authority require ENHANCEMENT.
- Para 9.50 (NE4) of the Publication Plan confirms the lesser requirement by stating that permissions will be granted when the integrity of designated sites is maintained. No IMPROVEMENT is required for permission to be granted.
- Policy D4 states that the Council will only "seek to improve water quality".
- It is clear that the Local Planning Authority's watered down approach contravenes the Habitats Directive. Given the proximity of the SAC and RAMSAR protected sites to the proposed developments in the Borough (particularly to the Western Wards and HA1 sites) it is not clear how any development could be considered without negatively impacting the protected sites.
- Based on the proximity of the Western Wards and HA1 to the protected sites the deliverability of the proposed developments whilst properly satisfying the Habitats Directive is questionable.



- all the Developments in the Western Wards and HA1 are obtaining nitrate neutrality by purchasing “nitrate credits” from a site on the Isle of Wight owned by the Hants and Isle of Wight Trust which is being re-wilded. (A process that is going to take approximately over ten years). Therefore the protected sites will obtain no benefit from the so called nitrate neutrality of the developments. With this third party approach, water quality in the Solent will not be improved and the designated sites condition (currently unfavourable) cannot be maintained or improved. The approach is flawed.
- Habitats Regulation Assessment. Natural England advise that it is the responsibility of the Local Planning Authority to fulfil it’s legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). This surely cannot be achieved by buying nitrate credits from the Isle of Wight. to offset the harmful nutrients generated by residential developments in, say, HA1.
- Given the above legal responsibility, The “Introduction” in Para 1.45 surprisingly does not make any mention of the protected sites in and around the Solent.
- in May 2021 in the High Court the judge stated that the Natural England advice note will need to be reviewed in the light of his judgement. He added the judgement should not be interpreted as giving the advice note a clean bill of health. Thus, the Local Planning Authority is not complying with something that is of itself not advice that is robust enough.
- Strategic Policies NE1 and NE2. Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea for a number of years. This is despite having protected designated sites in our waters which skirt the whole of Fareham Borough Council. This policy of Southern Water’s was discovered as part of the Environment Agency’s largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this is addressed the unfavourable condition of the Solent and in particular the protected designated sites cannot be improved.
- The Borough does not have the sewage treatment capacity to cope with all the new building developments. The Solent SAC, SPA and RAMSAR cannot be protected and their quality improved until the capacity for the treatment of raw sewage is addressed. This issue is not dealt with in this Publication Plan but it is absolutely key to resolve sewage treatment before any building should go ahead.

Planning Policy Manager  
Fareham Borough Council

Enquiries to: Louise Hague

Our ref: Y00511

Your ref: Regulation 19 Local Plan  
Consultation – Revised Publication

Date: 28 July 2021

Dear Sir/Madam

## Regulation 19 Local Plan Consultation

In response to the above consultation, please find attached the general landowner comments in written representations on behalf of Hampshire County Council Property Services, in its role as a public landowner to help inform the next stages of the emerging Local Plan Update to 2038. These are separate from the comments submitted on behalf of Hampshire County Council in respect of its regulatory functions.

As landowner, the County Council will be responding to the Local Plan Consultation on the following Policies/Paragraphs (please see attached):

- Strategic Policy H1: Housing Provision
- Policy D1: High Quality Design and Place Making
- Housing Allocation Policy: HA3 (Southampton Road)
- Housing Allocation Policy: HA9 (Heath Road)
- Housing Allocation Policy: HA13 (Hunts Pond Road)
- Housing Allocation Policy: HA22 (Wynton Way)
- Housing Allocation Policy: HA24 (335-337 Gosport Road)
- Strategic Policy E1: Employment Land Provision
- Policy E4a: Land North of St Margaret's roundabout, Titchfield
- Strategic Policy R4: Community and Leisure Facilities
- Policy D4: Water Quality and Resources/ Strategic Policy CC1: Climate Change (d)
- Policy D4: Water Quality and Resources Para 11.55/56

To date, Hampshire County Council in its capacity as landowner, has supported the earlier stages of the Local Plan Update to 2037. The purpose of the following is to offer comments, from a landowning perspective, to help inform the scope and soundness of Fareham Local Plan when examined by the Secretary of State.

I hope this is helpful to you in continuing to support the Borough Council in subsequent stages of the Local Plan Update to 2037.

Yours sincerely



**Louise Hague MRICS MRTPI**  
Senior Development Manager

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally Compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- Complies with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title: Ms

First Name: Katherine

Last Name: Fry

Job Title: (where relevant) Senior Planner and Urban Designer

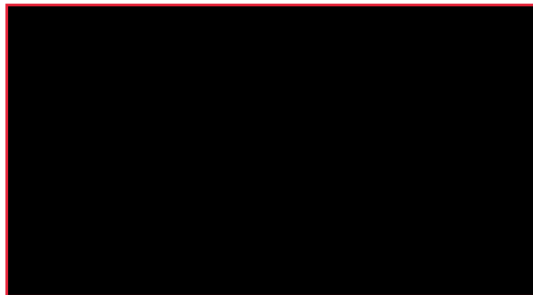
Organisation: (where relevant) Hampshire County Council

Address:

Postcode:

Telephone Number:

Email Address:



A3 Please provide the Agent's details:  
Title: N/A

First Name:

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Last Name:

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Job Title: (where relevant)

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Organisation: (where relevant)

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Address:

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Postcode:

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Telephone Number:

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Email Address:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

- B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1
- 
- B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy H1: Housing Provision
- B1c Which part of the Policies Map ?
- 
- B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue
- 
- B1e Which new or revised evidence base document ? E.g. Viability Assessment
- 
- B2 Do you think the Revised Publication Local Plan is:
- |                                      | Yes                                 | No                       |
|--------------------------------------|-------------------------------------|--------------------------|
| Legally compliant                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sound                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Complies with the duty to co-operate | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- B3 Please provide details you have to support your answers above  
Hampshire County Council in its capacity as landowner supports the spatial approach to Policy H1 to distribute development through Local Plan allocations. The County Council considers that this is a sound approach that is positively prepared, justified and deliverable within the Plan period (effective) based on the Borough Council's objectively assessed needs and wider Local Plan evidence base.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

- B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?
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- B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.



B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D1: High Quality Design and Place Making

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as landowner, supports Policy D1 as it considers that the density of schemes should be informed by and be sympathetic to the character of the surrounding areas, rather than having a set standard. This allows sufficient flexibility (effective) to support best practice urban design principles particularly with regards to legibility to emphasise the importance of place as well as sensitively manage the transition from an urban to rural settlement edge. In addition, this Policy accords with the current national guidance on design, such as the National Model Design Code.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA3 (Southampton Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as one of the landowners for this site, supports the inclusion of this draft allocation and has provided information through the Local Plan process to date to support the allocation. The County Council re-affirms that that its land within Policy HA3 is available and deliverable within the Plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA9 (Heath Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the allocation of its land in Policy HA9. The site has a resolution to grant planning permission for 70 dwellings (insert ref). The County Council, as applicant, is currently engaged in on-going discussions with the Borough Council Planning Case Officer, Natural England and third-party providers to put in place sufficient mitigation to achieve a nitrate neutral development. The County Council as landowner has also submitted a pre-application submission to Natural England for consideration of its own land to mitigate the nitrate output of site Policy HA9. This evidence offers a realistic prospect that the site is capable of coming forward in within the early stages of the Plan period. The County Council, as landowner, re-affirms that it's land within Policy HA9 is available and deliverable.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA13 (Hunts Pond Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable. This allocation will contribute (indicative yield 38 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

---

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA22 (Wynton Way)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available and deliverable. This allocation will contribute (indicative yield 13 dwellings) to the supply of housing required over the Plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

---

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

---

B1c Which part of the Policies Map ?

---

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA24 (335-337 Gosport Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative yield 8 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

---

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy E1: Employment Land Provision

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the amendments to this Policy which reflects the current scale of future employment needs and increases flexibility for employment land provision in line with the amendment to the national use classes order as made on 1st September 2020 and current methodology.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

---

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Land North of St Margaret's roundabout, Titchfield (Policy E4a)

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative 4000m2) to the supply of employment floorspace required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

---

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy R4: Community and Leisure Facilities

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner and service provider, supports the intentions of Policy R4 to maintain the provision of necessary community facilities during the Plan period and supports the amendments to this Policy. The proposed amendment would reinforce the unique role and function of public service providers and their need for managed change to deliver operational service improvements over the Plan period (be effective).

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
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| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

---

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Policy D4: Water Quality and Resources

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

---

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Hampshire County Council in its role, as both a public landowner *and* service provider, supports the principle of Policies CC1 and D4.

Notwithstanding this, the County Council is concerned that the draft policy does not meet the tests of soundness as it is not sufficiently flexible to respond to unexpected changes during the plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

The policy should have increased flexibility to be consistent with national policy.

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

The County Council would be mindful to overcome its objection if the policy is amended to introduce sufficient flexibility in the wording. This would still seek to achieve a high standard of sustainable development but would not require potentially unattainable standards to be met (be effective).

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☒ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The County Council could offer further clarification on the points raised.

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input checked="" type="checkbox"/> A paragraph        | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1  
Paras 11.55/56

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, in its role as a public landowner and service provider, supports the policy aspiration to achieve energy efficiencies in new non-residential development. In particular the County Council notes that paragraph 11.55 considers how the BREEAM assessment process can influence viability of a proposal and make allowances for this, to ensure the plan will remain effective over the plan period. For example, as landowner, the County Council considers that any forthcoming draft policy should be open to demonstrating meeting this energy efficiency standard by alternative equivalent standards such as those based on an embodied carbon (CO2 / Kg / sqm) metric as advocated by the RIBA 2030 Climate Challenge:  
<https://www.architecture.com/-/media/files/Climate-action/RIBA-2030-ClimateChallenge.pdf>

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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Planning Policy Manager  
Fareham Borough Council

Enquiries to: Louise Hague

Our ref: Y00511



Your ref: Regulation 19 Local Plan  
Consultation – Revised Publication

Date: 28 July 2021



Dear Sir/Madam

## Regulation 19 Local Plan Consultation

In response to the above consultation, please find attached the general landowner comments in written representations on behalf of Hampshire County Council Property Services, in its role as a public landowner to help inform the next stages of the emerging Local Plan Update to 2038. These are separate from the comments submitted on behalf of Hampshire County Council in respect of its regulatory functions.

As landowner, the County Council will be responding to the Local Plan Consultation on the following Policies/Paragraphs (please see attached):

- Strategic Policy H1: Housing Provision
- Policy D1: High Quality Design and Place Making
- Housing Allocation Policy: HA3 (Southampton Road)
- Housing Allocation Policy: HA9 (Heath Road)
- Housing Allocation Policy: HA13 (Hunts Pond Road)
- Housing Allocation Policy: HA22 (Wynton Way)
- Housing Allocation Policy: HA24 (335-337 Gosport Road)
- Strategic Policy E1: Employment Land Provision
- Policy E4a: Land North of St Margaret's roundabout, Titchfield
- Strategic Policy R4: Community and Leisure Facilities
- Policy D4: Water Quality and Resources/ Strategic Policy CC1: Climate Change (d)
- Policy D4: Water Quality and Resources Para 11.55/56

To date, Hampshire County Council in its capacity as landowner, has supported the earlier stages of the Local Plan Update to 2037. The purpose of the following is to offer comments, from a landowning perspective, to help inform the scope and soundness of Fareham Local Plan when examined by the Secretary of State.

I hope this is helpful to you in continuing to support the Borough Council in subsequent stages of the Local Plan Update to 2037.

Yours sincerely



**Louise Hague MRICS MRTPI**  
Senior Development Manager



# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally Compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- Complies with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title: Ms

First Name: Katherine

Last Name: Fry

Job Title: (where relevant) Senior Planner and Urban Designer

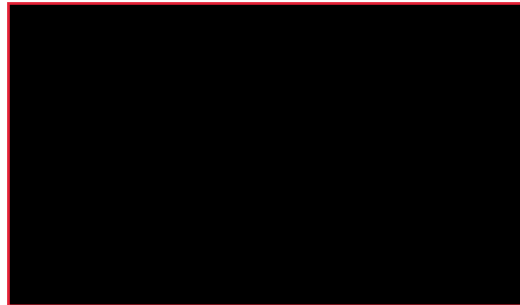
Organisation: (where relevant) Hampshire County Council

Address:

Postcode:

Telephone Number:

Email Address:



A3 Please provide the Agent's details:  
Title: N/A

First Name:

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Last Name:

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Job Title: (where relevant)

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Organisation: (where relevant)

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Address:

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Postcode:

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Telephone Number:

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Email Address:

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

- B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1
- 
- B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy H1: Housing Provision
- B1c Which part of the Policies Map ?
- 
- B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue
- 
- B1e Which new or revised evidence base document ? E.g. Viability Assessment
- 
- B2 Do you think the Revised Publication Local Plan is:
- |                                      | Yes                                 | No                       |
|--------------------------------------|-------------------------------------|--------------------------|
| Legally compliant                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sound                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Complies with the duty to co-operate | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- B3 Please provide details you have to support your answers above  
Hampshire County Council in its capacity as landowner supports the spatial approach to Policy H1 to distribute development through Local Plan allocations. The County Council considers that this is a sound approach that is positively prepared, justified and deliverable within the Plan period (effective) based on the Borough Council's objectively assessed needs and wider Local Plan evidence base.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

- B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?
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- B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

---

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D1: High Quality Design and Place Making

B1c Which part of the Policies Map ?

---

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

---

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as landowner, supports Policy D1 as it considers that the density of schemes should be informed by and be sympathetic to the character of the surrounding areas, rather than having a set standard. This allows sufficient flexibility (effective) to support best practice urban design principles particularly with regards to legibility to emphasise the importance of place as well as sensitively manage the transition from an urban to rural settlement edge. In addition, this Policy accords with the current national guidance on design, such as the National Model Design Code.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
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---

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA3 (Southampton Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council, as one of the landowners for this site, supports the inclusion of this draft allocation and has provided information through the Local Plan process to date to support the allocation. The County Council re-affirms that that its land within Policy HA3 is available and deliverable within the Plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?



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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA9 (Heath Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the allocation of its land in Policy HA9. The site has a resolution to grant planning permission for 70 dwellings (insert ref). The County Council, as applicant, is currently engaged in on-going discussions with the Borough Council Planning Case Officer, Natural England and third-party providers to put in place sufficient mitigation to achieve a nitrate neutral development. The County Council as landowner has also submitted a pre-application submission to Natural England for consideration of its own land to mitigate the nitrate output of site Policy HA9. This evidence offers a realistic prospect that the site is capable of coming forward in within the early stages of the Plan period. The County Council, as landowner, re-affirms that it's land within Policy HA9 is available and deliverable.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
| <input type="checkbox"/> A policy                                 | Go to B1b |
| <input type="checkbox"/> The policies map                         | Go to B1c |
| <input checked="" type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base                        | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA13 (Hunts Pond Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable. This allocation will contribute (indicative yield 38 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA22 (Wynton Way)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available and deliverable. This allocation will contribute (indicative yield 13 dwellings) to the supply of housing required over the Plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph                              | Go to B1a |
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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

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B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue  
Housing Allocation Policy: HA24 (335-337 Gosport Road)

B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative yield 8 dwellings) to the supply of housing required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?



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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy E1: Employment Land Provision

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the amendments to this Policy which reflects the current scale of future employment needs and increases flexibility for employment land provision in line with the amendment to the national use classes order as made on 1st September 2020 and current methodology.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Land North of St Margaret's roundabout, Titchfield (Policy E4a)

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable and developable. This allocation will contribute (indicative 4000m2) to the supply of employment floorspace required over the plan period for the borough.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Strategic Policy R4: Community and Leisure Facilities

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

---

B1e Which new or revised evidence base document ? E.g. Viability Assessment

---

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner and service provider, supports the intentions of Policy R4 to maintain the provision of necessary community facilities during the Plan period and supports the amendments to this Policy. The proposed amendment would reinforce the unique role and function of public service providers and their need for managed change to deliver operational service improvements over the Plan period (be effective).

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

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- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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- |  |           |
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| <input checked="" type="checkbox"/> A policy           | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

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B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane  
Policy D4: Water Quality and Resources

B1c Which part of the Policies Map ?

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B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

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B1e Which new or revised evidence base document ? E.g. Viability Assessment

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B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above  
Hampshire County Council in its role, as both a public landowner *and* service provider, supports the principle of Policies CC1 and D4.

Notwithstanding this, the County Council is concerned that the draft policy does not meet the tests of soundness as it is not sufficiently flexible to respond to unexpected changes during the plan period.

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?



The policy should have increased flexibility to be consistent with national policy.

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

The County Council would be mindful to overcome its objection if the policy is amended to introduce sufficient flexibility in the wording. This would still seek to achieve a high standard of sustainable development but would not require potentially unattainable standards to be met (be effective).

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B4c Your suggested revised wording of any policy or text:

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Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☒ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The County Council could offer further clarification on the points raised.

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B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input checked="" type="checkbox"/> A paragraph        | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1  
Paras 11.55/56

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Hampshire County Council, in its role as a public landowner and service provider, supports the policy aspiration to achieve energy efficiencies in new non-residential development. In particular the County Council notes that paragraph 11.55 considers how the BREEAM assessment process can influence viability of a proposal and make allowances for this, to ensure the plan will remain effective over the plan period. For example, as landowner, the County Council considers that any forthcoming draft policy should be open to demonstrating meeting this energy efficiency standard by alternative equivalent standards such as those based on an embodied carbon (CO2 / Kg / sqm) metric as advocated by the RIBA 2030 Climate Challenge:  
<https://www.architecture.com/-/media/files/Climate-action/RIBA-2030-ClimateChallenge.pdf>

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

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B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

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B4c Your suggested revised wording of any policy or text:

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- ☐ Yes, I want to take part in a hearing session  
☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

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# Fareham Borough Council Local Plan 2037

**Revised Regulation 19 Consultation**

July 2021



[gladman.co.uk](https://www.gladman.co.uk)



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# 1 INTRODUCTION

## 1.1 Context

**1.1.1** Gladman welcome the opportunity to comment on the Fareham Borough Council Local Plan Regulation 19 consultation and request to be updated on future consultations and the progress of the Local Plan.

**1.1.2** Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the development plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Examinations in Public.

**1.1.3** The Council will need to carefully consider its policy choice and ensure that the proposed approach positively responds to the revised National Planning Policy Framework (2019). There will also be a need to take consideration of changing circumstances associated with national planning policy and guidance over the course of the plan preparation period, including the Government's emerging proposals for the planning system, as set out in the Ministry for Housing, Communities and Local Government (MHCLG) consultations on "Changes to the Current Planning System, August 2020", "Planning for the Future, August 2020" and "National Planning Policy Framework and National Model Design Code: consultation proposals".

## 1.2 Plan Making

**1.2.1** The National Planning Policy Framework sets out four tests that must be met for Local Plans to be considered sound. In this regard, we submit that in order to prepare a sound plan it is fundamental that it is:

- **Positively Prepared** – The Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be an appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base.

- 
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.



## 2 LEGAL COMPLIANCE

### 2.1 Duty to Cooperate

- 2.1.1** The Duty to Cooperate is a legal requirement established through Section 33(A) of the Planning and Compulsory Purchase Act 2004, as amended by Section 110 of the Localism Act. It requires local authorities to engage constructively, actively and on an ongoing basis with neighbouring authorities on cross-boundary strategic issues throughout the process of Plan preparation. As demonstrated through the outcome of the 2020 Sevenoaks District Council Local Plan examination and subsequent Judicial Review, if a Council fails to satisfactorily discharge its Duty to Cooperate, this cannot be rectified through modifications and an Inspector must recommend non-adoption of the Plan.
- 2.1.2** Whilst Gladman recognise that the Duty to Cooperate is a process of ongoing engagement and collaboration, as set out in the Planning Practice Guidance (PPG) it is clear that it is intended to produce effective policies on cross-boundary strategic matters. In this regard, Canterbury must be able to demonstrate that it has engaged and worked with neighbouring authorities, alongside their existing joint working arrangements, to satisfactorily address cross-boundary strategic issues, and the requirement to meet any unmet housing needs. This is not simply an issue of consultation but a question of effective cooperation.
- 2.1.3** The revised Framework (2019) introduced a number of significant changes to how local planning authorities are expected to cooperate including the preparation of Statement(s) of Common Ground (SoCG) which are required to demonstrate that a plan is based on effective cooperation and has been based on agreements made by neighbouring authorities where cross boundary strategic issues are likely to exist. Planning guidance sets out that local planning authorities should produce, maintain, and update one or more Statement(s) of Common Ground (SoCG), throughout the plan making process<sup>1</sup>. The SoCG(s) should provide a written record of the progress made by the strategic planning authorities during the process of planning for strategic cross-boundary matters and will need to demonstrate the measures local authorities have taken to ensure cross boundary matters have been considered and what actions are required to ensure issues are proactively dealt with e.g. unmet housing needs.

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<sup>1</sup> PPG Reference ID: 61-001-20180913

- 2.1.4 The issue is particularly crucial for the Fareham Local Plan given the work currently being undertaken through the Partnership for South Hampshire (PfSH) which is seeking to identify Strategic Development Opportunity Areas to address identified unmet need across the sub-region.
- 2.1.5 The PfSH is currently working on a new SOCG between all the constituent authorities which will effectively supersede the Spatial Position Statement (June 2016). Paragraph 3.17 of the submission Local Plan confirms that bilateral conversations with neighbouring authorities have been undertaken and the Council is aware of unmet needs arising across the region due to neighbouring borough's capacity to address any unmet need. The Council acknowledges at paragraph 4.4 that there is a significant likelihood of a substantial level of unmet housing needs in the sub-region with figures released in September 2020 suggesting unmet need in the sub-region of circa 10,750 dwellings. This figure is derived from 11 councils who are all at varying stages of plan preparation.
- 2.1.6 It is noted that Portsmouth City Council (PCC) have written to the Council requesting a contribution of 1,000 dwellings to assist in meeting their unmet housing needs. Gosport Borough Council (GBC) is also likely to have an issue with unmet housing need, currently estimated to be in the region of 2,500 dwellings
- 2.1.7 In principle, Gladman support the Council's decision to increase the housing target by 900 dwellings to contribute toward the unmet housing needs issue of the wider area. However, Gladman are concerned that without a signed SOCG between constituent authorities, it is difficult to consider whether this level of housing is sufficient to meet the wider needs of the area.
- 2.1.8 Gladman recommend that a further consultation which considers the outcome of the work of the PfSH will be required so that the Local Plan can reflect the outcome of that process prior to the submission of the Local Plan to the Secretary of State for examination.
- 2.1.9 Since effective cooperation is an ongoing issue, Gladman reserve the right to provide further comments in relation to this matter once further evidence and signed statements become available.

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## 2.2 Sustainability Appraisal

- 2.2.1** In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.
- 2.2.2** Fareham Borough Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, the Fareham Borough Local Plan's decision-making and scoring should be robust, justified and transparent.

## 3 NATIONAL PLANNING GUIDANCE

### 3.1 National Planning Policy Framework

3.1.1 On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework which was subsequently updated in February 2019 and July 2021. These publications are revisions to the initial 2012 Framework and implemented changes that were informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and Planning for the Future consultation.

3.1.2 The revised Framework introduced a number of major changes to national policy which provide further clarification to national planning policy as well as new measures on a range of matters. Crucially, national policy reaffirms the Government's commitment to ensuring up-to-date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, Paragraph 16 of the Framework (2021) states that Plans should:

***"a) Be prepared with the objective of contributing to the achievement of sustainable development;***

***b) Be prepared positively, in a way that is aspirational but deliverable;***

***c) Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;***

***d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;***

***e) Be accessible through the use of digital tools to assist public involvement and policy presentation; and***

***f) Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."***

- 3.1.3 To support the Government's continued objective of significantly boosting the supply of homes, it is important that the Local Plan provides a sufficient amount and variety of land that can be brought forward, without delay, to meet housing needs.
- 3.1.4 In determining the minimum number of homes needed, strategic plans should be based upon a local housing needs assessment defined using the standard method, unless there are exceptional circumstances to justify an alternative approach.
- 3.1.5 Once the minimum number of homes that are required is identified, the strategic planning authority should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. In this regard, paragraph 67 sets out specific guidance that local planning authorities should take into account when identifying and meeting their housing needs. While Annex 2 of the Framework (2021) provides definitions for the terms "deliverable" and "developable".
- 3.1.6 Once a local planning authority has identified its housing needs, these needs should be met as a minimum, unless any adverse impacts would significantly and demonstrably outweigh the benefits of doing so. This includes considering the application of policies such as those relating to Green Belt and giving consideration as to whether or not these provide a strong reason for restricting the overall scale, type and distribution of development (paragraph 11b)i.). Where it is found that full delivery of housing needs cannot be achieved (owing to conflict with specific policies of the NPPF), Local Authorities are required to engage with their neighbours to ensure that identified housing needs can be met in full (see Paragraph 35 of the NPPF 2021).
- 3.1.7 The July 2021 revision to the NPPF provides greater focus on the environment, design quality and place-making alongside providing additional guidance in relation to flooding setting out a Flood Risk Vulnerability Classification at Annex 3, the importance of Tree-lined streets and amendments to Article 4 directions. Additionally, Local Plans which have not yet progressed to Regulation 19 stage should ensure that where strategic developments such as new settlements or significant extensions are required, they are set within a vision that looks ahead at least 30 years (See paragraph 22).
- 3.1.8 The amendments coincide with the publication of the National Design Guide and National Model Design Code, a toolkit which helps local communities to shape local design needs

and provide guidance for creating environmentally responsive, sustainable and distinctive places with a consistent and high-quality standard of design.

## 3.2 Planning Practice Guidance

- 3.2.1** The Planning Practice Guidance (PPG) was first published by the Government to provide clarity on how specific elements of the NPPF should be interpreted. The PPG has been updated to reflect the changes introduced by the revised NPPF to national planning policy. The most significant changes to the PPG relate to defining housing need, housing supply and housing delivery performance.
- 3.2.2** The Standard Method was introduced by the Government to simplify the process of defining housing need, avoid significant delay in plan preparation and ultimately facilitate the Government's ambition to achieve 300,000 new homes annually.
- 3.2.3** Revisions to the PPG on the 20th February 2019 confirmed the need for local planning authorities to use the 2014-household projections as the starting point for the assessment of housing need under the standard method<sup>2</sup>.
- 3.2.4** It is also vital to consider the economic impact of COVID-19 and the long-term role that housing will play in supporting the recovery of the economy, both locally and nationally. We support the Council in its positive approach to plan for above the minimum requirement, which will enable Fareham to capture a larger proportion of the £7 billion yearly housebuilder contributions<sup>3</sup>. With 218,000 homes predicted not to be built due to COVID-19 from now to 2024/25<sup>4</sup>, it is also imperative that Fareham Borough Local Plan identifies sufficient land to support the delivery of homes.
- 3.2.5** In order for the housing needs for the whole plan period to be met, it will also be essential to provide sufficient headroom within the housing supply. In this regard, Gladman supports the Home Builders Federation's recommendation that local plan should seek to identify

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<sup>2</sup> PPG Paragraph: 005 Reference ID: 2a-005-20190220

<sup>3</sup> MHCLG (2020). 'Planning for the Future'. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907647/MHCLG-Planning-Consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf)

<sup>4</sup> Shelter & Savills (2020). 'Over 80,000 new homes will be lost in one year due to COVID chaos'. Available at: [https://england.shelter.org.uk/media/press\\_releases/articles/over\\_80,000\\_new\\_homes\\_will\\_be\\_lost\\_in\\_one\\_year\\_to\\_covid\\_chaos](https://england.shelter.org.uk/media/press_releases/articles/over_80,000_new_homes_will_be_lost_in_one_year_to_covid_chaos)

sufficient deliverable sites to provide a 20% buffer between the housing requirement and supply.

### 3.3 National Planning Policy Consultations

- 3.3.1 On the 6th August 2020, Government published the Planning for the Future White Paper setting out proposals for how it is seeking to 'radically reform' the planning system. The proposals are seeking to streamline and modernise the planning process.
- 3.3.2 A further consultation on immediate changes to the current planning system closed on 01 October 2020<sup>5</sup>. Of significant note is a proposed revised standard method for calculating local housing need, which proposed to incorporate a percentage of existing stock as the baseline of the calculation.
- 3.3.3 In December 2020 the Government published their response to the 'Changes to the Current Planning System'. This document provides an overview of the consultation responses before highlighting that it has been deemed that the most appropriate approach is to retain the Standard Method in the current form with an additional 35% uplift to the 'post-cap number' for 20 local authorities. The Government's rationale behind this approach is to increase home-building in existing urban areas to make the most of previously developed brownfield land over and above that in the existing standard method.
- 3.3.4 The latest correspondence from Government regarding the revisions to the Standard Method for calculating local housing need will not affect the minimum local housing need which Fareham Borough Council should Plan for.
- 3.3.5 In her speech at the State Opening of Parliament in May 2021, the Queen announced that the Government will introduce "laws to modernise the planning system, so that more homes can be built, will be brought forward...". Notes accompanying the speech confirm that a future Planning Bill will seek to create a simpler, faster, and more modern planning system that ensures homes and infrastructure can be delivered more quickly across England. Timings on the publication of the draft Planning Bill remain uncertain, however, subject to the outcomes of this process, the Government has signalled its intent to make rapid progress toward this new planning system through the swift introduction of new

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<sup>5</sup> Ministry of Housing, Communities & Local Government: Changes to the Current Planning System Consultation <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

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legislation to implement the changes. It will be important that the Council keeps abreast with the implementation of these changes to determine any potential implications for the Local Plan.



## 4 REVISED REGULATION 19 CONSULTATION

### 4.1 Vision and Objectives

4.1.1 In principle, Gladman support the Council's vision and objectives. In particular, we support the Plan's commitment to accommodating development to address the need for new homes and employment space in Fareham Borough and the commitment to ensuring a strong and diverse economy is delivered.

4.1.2 Notwithstanding this, it is considered the Plan could go further in its aims to support housing and economic growth of the wider sub-region with reference to assisting neighbouring authorities with any unmet housing needs. This is particularly important due to the ongoing work of the PfSH and outstanding evidence relating to unmet housing needs and how this will be redistributed across the PfSH area.

### 4.2 Strategic Policy DS1: Development in the Countryside

4.2.1 Strategic Policy DS1 states proposals for development in the countryside, which is defined as land outside the Urban Area boundary, will only be supported in a narrow set of circumstances.

4.2.2 Gladman are opposed to the use of settlement boundaries, as these are often used as an arbitrary tool to prevent otherwise sustainable proposals from going forward. The policy wording as currently drafted only allows for development in a narrow set of circumstances (i.e. replacement dwelling, previously developed land etc.) and does not allow for sufficient flexibility to respond to changes of circumstance such as a shortfall in housing supply. Gladman believe that this policy should be modified to a criteria-based policy which will provide a more appropriate mechanism for assessing the merits of individual development proposed, based on their specific circumstances and ability to deliver sustainable development rather than being discounted simply due to a sites location beyond an artificial boundary.

4.2.3 To achieve this; a criteria based approach would allow the plan to protect itself against unsustainable development whilst at the same time offering a flexible solution to the consideration of development opportunities outside these boundaries that are able to come forward to meet identified needs should the Council's housing land supply start to

fail. Gladman refer to the submission version of the Harbrough Local Plan, Policy GD2, which states:

***"in addition to sites allocated by this Local Plan and neighbourhood plans, development within or contiguous with the existing or committed built up area of the Market Harbrough, Key Centres, the Leicestershire Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where..."***

4.2.4 A series of criteria follows.

4.2.5 Clearly the policy here would need to reflect the local circumstances of Fareham but it does provide an example of a local authority taking a proactive approach to guiding development and ensuring that it can meet its housing target as well as plan for approaches if and when problems arise over the course of a plan period with regard to the delivery of allocated sites. Accordingly, Gladman recommend the use of a criteria-based policy should be included within the FLP to ensure housing needs are met in full.

4.2.6 In addition, the second element of the policy requires proposals to demonstrate that if they require a location outside of the urban area, do not significantly affect the integrity of a Strategic Gap and are not located on Best and Most Versatile (BMV) agricultural land. Gladman are unclear with the necessity of including this additional criteria as these matters are dealt with elsewhere within the FLP and therefore their inclusion in Policy DS1 leads to unnecessary duplication and not in accordance with the NPPF2019. As such, this element of the policy should be deleted as the finer details of each of these issues are dealt with elsewhere within the draft Local Plan

## 4.3 Strategic Policy DS2: Development in Strategic Gaps

4.3.1 The above policy identifies two Strategic Gaps whereby development proposals would 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.

4.3.2 Gladman consider that new development can often be located in countryside gaps without leading to the physical or visual merging of settlements, eroding the sense of separation between them or resulting in the loss of openness and character. It is important that such designations are supported by robust evidence and that the policy wording allows for sites to be considered on their individual merits. In this regard, the policy is currently worded in

a negative stance which may affect the consideration of development proposals. Gladman consider that the policy should be reconsidered in a positive manner and modified to allow for a balancing exercise to be undertaken which assesses any harm to the visual or functional separation of settlements against the benefits of the proposal rather than seeking to apply a blanket restriction on development in these areas.

## 4.4 Strategic Policy H1: Housing Provision

### Housing Need

- 4.4.1 Strategic Policy H1 makes provision for at least 9,560 net additional dwellings across the borough during the period 2021 – 2037.
- 4.4.2 Gladman support the Council's decision to revert back to the Standard Methodology as calculated through national guidance which sets a minimum provision of 541 dwellings per annum. Although it should be remember that the housing need figure calculated through the Standard Method should be considered as a starting point as it does not take into account other factors which affect demographic behaviours (e.g. affordability, economic adjustments etc).

### Phasing

- 4.4.3 Policy H1 outlines the Council's intention to phase the delivery of the housing requirement over the plan period. The housing requirement is phased as follows:
- Approximately 900 dwellings (averaging 300 dwellings per annum) between 2021/22 and 2023/24
  - Approximately 2,180 dwellings (averaging 545 dwellings per annum) between 2024/25 and 2027/28,
  - Approximately 6,480 dwellings (averaging 720 dwellings per annum) between 2028/29 and 2036/37.
- 4.4.4 The result of this element of the policy acts to artificially suppress the delivery of development in the early years of the plan due to strategic site issues given the majority of housing supply comprises of the Welborne Garden Village. Indeed, the Council has not achieved annual delivery figures in excess of 450 dwellings since 2007-08 so it is unclear how

the Council expects to achieve these delivery rates especially towards the back end of the plan period without a sufficient supply and mix of housing sites.

4.4.5 The Framework is clear in its intention to boost significantly the supply of housing. This strategy is further underlined by the buffers applied by national policy and the PPG's approach that requires local authorities to meet housing shortfall within a five year period.

4.4.6 Gladman consider that the backloading of land supply will likely threaten the overall deliverability of the Plan. Should the Council fail to deliver these higher rates towards the end of the plan period, there is little flexibility or opportunity provided to ensure the housing requirement can be met in full. The phasing approach is therefore unsound and should be deleted and replaced with a flat annual requirement of 541 dpa.

#### **Buffer**

4.4.7 The Council have included a 11% supply buffer to allow for contingency for under delivery associated with the reliance on large strategic sites within the housing supply.

4.4.8 Gladman would suggest that given the uncertainty surrounding both the delivery of strategic scale sites and the potential for unmet need within the wider sub-region, that this contingency should be increased to 20% which reflects the Home Builders Federation's advice.

#### **Housing Provision**

4.4.9 To ensure the soundness of the Plan, Gladman submit that additional housing land is needed to ensure that the Council is able to demonstrate a robust supply of housing land should any of the sites within the Council's supply slip away. This is particularly important due to the reliance on sites with resolutions to grant planning permission and the vast majority of the Council's supply comprising of the Welborne Garden Village.

4.4.10 Whilst Gladman does not wish to comment on the suitability of sites selected, the Council will need to be able to demonstrate that sites will come forward as anticipated and take account of site specific issues and/or reflects the requirements and timescales of key infrastructure to be provided by sites selected. It is imperative that these assumptions are made in collaboration with landowners/land promoters to ensure these details are up-to-date at the point of submission. In this regard, it is difficult to assess the Council's consideration of sites as the Housing Trajectory at Appendix B only provides a cursory

overview of expected delivery rates over the plan period and does not provide an individual break down of anticipated delivery rates on individual sites. As such, Gladman reserves the right to provide further detailed comments at the examination should further information be made available.

- 4.4.11 To ensure the effectiveness of the Plan in ensuring a supply of specific deliverable sites sufficient to maintain a five year housing requirement over the course of the plan period, additional allocations are considered necessary. Indeed, the planning committee has resolved to grant outline planning permission for Welborne Garden City in October 2019 to provide up to 6,000 dwellings over the plan period and beyond. There are a number of key factors that can affect the delivery of Garden Villages, Strategic Sites and smaller scale development opportunities such as the signing of s106 agreements, reserve matters applications and improvements to infrastructure prior to development commencing, discharge of planning conditions, marketing of development and so on, all of which can affect the delivery of homes. The Council will need to avoid a continued reliance associated with the Garden Village and large scale strategic allocations over the plan period and instead allocate additional housing land to ensure a competitive and responsive supply of housing is available to support housing delivery of the Council's large strategic allocations.

## 4.5 Policy HP1: New Residential Development

- 4.5.1 Policy HP1 states residential development within the urban area boundary will be supported in principle. Residential development in locations outside of the urban area boundary will only be permitted if it involves the conversion of an existing non-residential building or it is for a replacement dwelling which is of an appropriate character to the location.
- 4.5.2 Gladman do not consider the above policy to be positively prepared as it is restrictive and goes against the ethos of the Framework to significantly boost the supply of housing. The policy should be amended to be flexible in accordance with the approach outlined in section 4.2 of these representations.

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

- 4.6.1 The above policy states new small-scale development outside the urban area boundary, as shown on the policies map, will be permitted where a site is located within or adjacent to

existing areas of housing; or well related to settlement boundary and is within reasonable walking distance to a good bus service route or train station.

4.6.2 In principle, Gladman support the inclusion of this policy which allows for small scale development beyond the urban area. However, we would question the decision to limit development to no more than 4 units as this is contrary to the ethos of the Framework which seeks to significantly boost housing supply. Gladman consider such a policy should be included within the draft Local Plan without any limitations on size of development to ensure the Council are able to demonstrate a strong and robust housing land supply should sites identified slip away.

4.6.3 In addition, Gladman query how a decision maker is expected to apply this policy consistently and with ease as it contradicts the approach taken in Policy HP1 and reinforces the need for Policy HP1 to be deleted and the criteria listed to be amalgamated into Policy H2.

## 4.7 Policy HP4: Five Year Housing Land Supply

4.7.1 Policy HP4 outlines the Council's approach to circumstances where it cannot demonstrate a five year housing land supply, a criteria then follows. In principle, Gladman support this approach but would suggest that the policy is modified to 'may be will be permitted where they meet the following criteria' as opposed to the current use of wording.

4.7.2 Criterion (a) of the proposed policy suggests that a site needs to be relative in scale to the demonstrated shortfall in the housing land supply. A proposal which comes forward which is considered to be sustainable and in conformity with other policies of the Local Plan should be considered to be acceptable in planning terms regardless of whether it is relative to the scale and size of the housing land supply shortfall. Gladman consider that the reference to scale should be removed in order to allow for additional flexibility in the supply of housing as it will assist the Council in ensuring that a 5 year housing land supply can be maintained going forward.

4.7.3 In addition, Criterion (b) states that a site should be adjacent to the existing urban settlement boundaries to be considered sustainable. This criterion is too onerous as sites which are well related to, but not directly adjacent to existing settlements could, be considered to be sustainable when assessed against policies contained in the Local Plan as a whole. Again, Criterion (b) should be amended to reflect this.

## 4.8 Policy HP7: Adaptable and Accessible Dwellings

4.8.1 Policy HP7 requires at least 15% of all new dwellings to be built to optional building regulation M4(2) and on all schemes over 100 dwellings, at least 2% of private housing and 5% of affordable housing shall be provided as wheelchair accessible category M4(3) standard.

4.8.2 In this regard, Gladman refer to the PPG which provides additional guidance on the use of these optional standards. The Council need to ensure that this policy is in line with the guidance and that the justification and specific detail of the policy take account of the various factors which the PPG refers to:

*"Based on their housing needs assessment and other available datasets it will be for the local planning authorities to set out how they intend to approach the need for Requirement M4(2) (accessible and adaptable dwellings), and / or M4(3) (wheelchair user dwellings), of the Building Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:*

- The likely future need for older and disabled people (including wheelchair user dwellings).*
- Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes, or care homes).*
- The accessibility and adaptability of existing stock.*
- How needs vary across different tenures.*
- The overall impact of viability".<sup>6</sup>*

4.8.3 Gladman note that these technical standards have deliberately been set as optional standards which, if to be included as a policy in the FLP, would need to be justified by robust evidence.

4.8.4 When considering this policy, the Council need to be aware of the impact that these requirements, particularly M4(3) have on scheme viability (due in part to size requirements)

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<sup>6</sup> PPG ID: 56-007-20150327

and the knock-on effects that this could have on the delivery of much needed housing. In order to be able to include such requirements in the Local Plan, the Council will need to be able to robustly justify the inclusion and demonstrate that consideration has been given to this requirement within the viability study. The provision of M4(3) wheelchair user dwellings, is far more onerous in terms of size requirements; therefore, it is crucial that the implications of the proposed policy requirement have been properly tested.

4.8.5 In addition to this, with regard to M4(3) Gladman refer to the PPG which states

***"Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.***

***Local plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling."***<sup>7</sup>

4.8.6 This clearly demonstrates that M4(3) should only be applied to affordable homes within the Council's control and therefore Policy HP7 should be updated to reflect this and reference to private homes deleted.

4.8.7 Gladman submit that the Council must be able to demonstrate through robust evidence the justification for these policy requirements within the Local Plan in order for them to be found sound at examination. The NPPF footnote 49 states:

***"Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties..."***

4.8.8 Gladman do not consider that a general reference to an ageing population to be sufficient justification for the inclusion of these policy requirements. In this regard, Gladman refer to the Inspector's report for the Derby Local Plan (December 2016), which at paragraph 117 states

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<sup>7</sup> PPG ID: 56-009-20150327



***"Although there is general evidence of an ageing population in the SHMA, having regard to the PPG this does not amount to the justification required for the LP to include the optional standards and the specific proportion of Part M4(2) dwellings..."***

## 4.9 Policy HP9: Self and Custom Build Homes

4.9.1 Whilst Gladman support the inclusion of a policy in relation to self-build and custom build units, as this is in line with Government aims and objectives, we raise concerns regarding the detail within this policy.

4.9.2 It is expected that on sites of 40 dwellings or more (gross), 10% of the overall dwellings shall be provided through the provision of plots for self and custom build homes. Gladman welcome the flexibility provided by this policy which recognises that plots which do not sell within 12 months of initial promotion, are able to be developed for housing other than self-build homes.

4.9.3 However, Gladman query the evidential justification for 40 dwellings (gross) being the trigger for the provision of self-build and custom build housing. The Council's Self Build Register only identifies 180 residents which does not translate to demand for this form of housing. Gladman consider that this policy would benefit from re-wording to state that, rather than being required on all schemes of 40 or more dwellings, that if up-to-date evidence indicates that there is a demand in the particular location then schemes are encouraged to make provision. Such a modification would help ensure that market housing is not unnecessarily delayed for a period of 12 months if there is no interest in self-build housing on individual sites.

## 4.10 Policy D5: Internal Space Standards

4.10.1 Policy D5 requires all new dwellings, including subdivisions and conversions to meet the nationally described space standards (NDSS) or future equivalent as a minimum.

4.10.2 In this regard Gladman refer to the Written Ministerial Statement (WMS) dated 25th March 2015 which confirms that:

***"The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG".***

4.10.3 Furthermore with particular reference to the NDSS the PPG confirms:

***"where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies".<sup>8</sup>***

4.10.4 If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the PPG, including need, viability and impact on affordability.

4.10.5 The Council will need to provide robust evidence to justify the inclusion of the space standards within a policy in the Local Plan. Similarly to the accessibility standards, if it had been the Government's intention that all properties were built to these standards then these standards would have been made mandatory rather than optional.

4.10.6 Gladman's concerns regarding the optional national space standards relates to the additional cost and the implications for affordability. Where, for example, a housebuilder would normally build a standard 2-bedroom unit at 72sqm, the national space standards would require the dwellings to have certain dimensions which would mean they could only be built at a minimum of 79sqm, which could add significantly to the cost of the property and in turn increase the cost of an entry level 2-bedroom house, further exacerbating the affordability issues in the area.

4.10.7 The Council need to take these factors into account and will need robust evidence on both need and viability to support the proposed policy requirements outlined in Policy D5.

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<sup>8</sup> PPG ID: 56-020-20150327.

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## 5 CONCLUSIONS

### 5.1 Summary

- 5.1.1 Gladman welcomes the opportunity to comment on the Fareham Borough Local Plan Regulation 19 Revised Consultation. These representations have been drafted with reference to the revised National Planning Policy Framework (NPPF2021) and the associated updates that were made to Planning Practice Guidance.
- 5.1.2 Gladman have provided comments on a number of the issues that have been identified in the Council's consultation material and recommend that the matters raised are carefully explored during the process of undertaking the new Local Plan.
- 5.1.3 We hope you have found these representations informative and useful towards the preparation of the Fareham Borough Local Plan and Gladman welcome any future engagement with the Council to discuss the considerations within forwarded documents.





# **Fareham Borough Council Local Plan 2037 Consultation July 2021**

## **(Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012)**

### **Consultation Response Pinks Hill, Wallington**

Prepared on behalf of Vistry Group Plc

July 2021

# Document control

<b>Document:</b>	Fareham Local Plan 2037 Reg 19 consultation
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## 1.0 INTRODUCTION

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- 1.1 This representation is prepared by Tetra Tech Planning on behalf of Vistry Group in response to the Fareham Revised Publication Local Plan 2037 consultation (July 2021) (“the plan”).
- 1.2 This representation follows various previous representations made during the preparation of the Fareham Borough Council (FBC) Local Plan<sup>1</sup>. Our previous representations can be seen at Appendix 1. In addition, the site has previously been promoted through FBC’s Call for Sites and draft Local Plan Regulation 18 consultation and these previous representations remain valid.
- 1.3 Vistry Group was formed in January 2020 following the successful acquisition by Bovis Homes Group PLC from Galliford Try PLC of Linden Homes and their Partnership & Regeneration businesses. Vistry Partnerships is the Group’s affordable homes and regeneration specialist. Working in close partnership with housing associations, local authorities and government agencies, it is one of the UK’s leading providers of affordable housing and sustainable communities.
- 1.4 Vistry Group has a legal interest in the land to the east of Pinks Hill and south of Military Road, Wallington (“the site”), which is in single ownership and extends to approximately 5.3 hectares. In previous draft iterations of the plan, the site has been proposed by FBC for allocation for residential development, with an indicative capacity of 80 dwellings<sup>2</sup>.
- 1.5 We thank FBC for providing the opportunity to comment on this latest version of the plan, which has been updated to meet the latest national housing delivery test. This representation considers the revised plan and evidence base, with particular focus on the proposed housing strategy over the plan period and the soundness of the plan.

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<sup>1</sup> Representations made in December 2020, January 2020 and December 2017

<sup>2</sup> Policy HA8 of the FBC Draft Local Plan (2017)

## 2.0 LOCAL PLAN HOUSING STRATEGY

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- 2.1 FBC approved on 10<sup>th</sup> June 2021 the Revised Publication Local Plan for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The publication of the plan followed various previous iterations, including major changes to the plan between 2018 – 2020 to accommodate changing housing requirements as a result of the Government's shifting stance on the proposed method of calculating housing need.
- 2.2 In August 2020, the Government published a 'Changes to the Current Planning System' consultation paper. One of the proposals within this included changes to the standard method for assessing housing need ("the standard method"). The proposed change would have meant a decrease in Fareham's identified housing need from that identified previously.
- 2.3 However, in December 2020, the Government confirmed that it did not propose to proceed with the changes to the standard method that were consulted on and instead will proceed with a reformed standard method which reflects the Government's commitment to levelling up and enables regeneration and renewal of urban areas. As a result, this meant Fareham's identified housing need increased once again. An 'Indicative Local Housing Need (December 2020)' table was also published by the Government which confirmed that the indicative local housing need for Fareham would be 514 (excluding any buffer that would need to be applied), albeit caveated to state that figures presented are based on data available at the date of publication.
- 2.4 FBC's 5 Year Housing Land Supply (5YHLS) Position report to Planning Committee dated 17<sup>th</sup> February 2021 is FBC's most recent position statement. This confirms that the housing need figure for Fareham using the standard method at that time was 508 dwellings per annum (dpa). In addition, the results of the latest Housing Delivery Test (January 2021) require FBC to apply a 20% buffer to its annual requirement as delivery has fallen to 79% of the requirement. Calculation of FBC's 5YHLS position based on an annual housing requirement of 508 and a 20% buffer gives a projected position of 4.2 years. However, since the position report was published, the Government released new affordability ratios on 25<sup>th</sup> March 2021. For Fareham, this meant an increase from 508 to 540 dpa.
- 2.5 The plan states that the annual housing need is 541 per annum over the plan period (a total need of 8,656 over the 16-year plan period) Table 4.2 of the plan states that there is sufficient land to deliver 10,594 new dwellings over the plan period.
- 2.6 We are pleased to see, and support, FBC's use of the adopted Standard Method for calculating housing need as the starting point for assessing the housing requirements of the Borough and are pleased that FBC is committed to meeting their objectively assessed need. However, there are a number of concerns in relation to the amount of housing planned for the Borough being insufficient and the strategy by which the housing is distributed.

## Appropriate Buffer

- 2.7 Firstly, we suggest a larger buffer between the identified housing need and supply (at present, the plan demonstrates an 11% buffer) is needed to make sure the plan is flexible and robust enough to deliver the required amount of housing. FBC is reliant upon strategic sites to supply much of its housing requirement. Delays in the delivery of such sites are not uncommon, for example due to infrastructure delivery delays. The NPPF notes that *“small and medium sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly”*<sup>3</sup>. Therefore, a greater buffer, should be applied to provide increased robustness and flexibility to the plan so that delays in delivery of strategic sites do not compromise the deliverability of the plan. A buffer of circa 20% would seem more appropriate given the risks to housing delivery in the borough and the particular reliance on a single very large strategic site.

## Affordable Housing

- 2.8 The Planning Practice Guidance (PPG) confirms that the standard method *“identifies a **minimum** annual housing need figure”*<sup>4</sup>. The plan notes that the PPG makes clear one of the reasons a higher figure could be adopted is if the need for affordable housing is greater than that likely to be delivered. The plan goes on to state that the Council’s affordable housing need will be met and so there is no further requirement for an adjustment of the need figures<sup>5</sup>.
- 2.9 However, Welborne Garden Village, which is proposed to provide a minimum of 30% affordable housing, has come to a standstill in terms of securing funding for proposed improvements to junction 10 of the M27. As a result of this funding issue, affordable housing provision may drop to 10% if junction improvements need increased funding from the Welborne development.
- 2.10 The plan notes that *“there is an acknowledged housing need, and affordability is an issue for first time buyers and household on low incomes who cannot access home ownership”*<sup>6</sup>. According to FBC’s Affordable Housing Strategy (2019), the need for affordable homes in the Borough is in the region of 3,000 households and the waiting list currently stands at around 1,000 households. It also estimates that at least a further 1,000 households are privately renting or sharing parental homes because young families are priced out of home ownership.
- 2.11 The plan should therefore take this into account when devising its housing need and consider adopting a higher figure and allocating more sites to allow for greater affordable housing provision across the Borough, particularly given the disproportionate affect even a slight reduction in affordable provision on Welborne would have on overall affordable housing delivery.

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<sup>3</sup> NPPF paragraph 69

<sup>4</sup> Paragraph 002, reference ID: 2a-002-20190220

<sup>5</sup> Paragraph 4.3

<sup>6</sup> Paragraph 1.42

## **Trajectory**

- 2.12 The housing trajectory at Appendix B of the plan shows a minus figure and under-delivery of 56 dwellings below the cumulative housing requirement in 2021/2022, with the loss forecast to be made up in the latter years of the plan period.
- 2.13 The trajectory of Welborne Garden Village, which is anticipated to account for approximately 40% of the supply for the plan period, also remains uncertain, not only due to the funding issue discussed above but also apparent delays in moving through the planning system. The Lichfields 'Start to Finish' Second Edition (February 2020) report looks at the evidence on the speed and rate of delivery housing sites across England and Wales (outside London). It states that for sites of 2000 or more dwellings, the average planning approval period is 6.1 years, with the planning to delivery period taking on average 2.3 years<sup>7</sup>.
- 2.14 Further amendments to the Outline permission are currently awaiting determination. If approved, further approval of reserved matters will need to be sought for most of the development. The latest 5YHLS Position report also predicts that 30 units will be delivered in 2022, with a further 180 predicted for delivery in 2023. This timescale is considered overly ambitious and highly unlikely, given the scheme's delayed position in the planning system and in the absence of any evidence to suggest a faster delivery than the 'average' identified in the 'Start to Finish' report.

## **New Housing Allocations**

- 2.15 In terms of new housing allocations in this latest version of the plan, two proposed sites - HA54 (Land East of Crofton Cemetery and West of Peak Lane) and HA55 (Land South of Longfield Avenue) are within the proposed Strategic Gap. Policy DS2 relates to development in Strategic Gaps and states that *"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 distinct nature of settlement characters"*.
- 2.16 Supporting text to the policy explains that the reason for Strategic Gaps is to prevent coalescence of settlements and help maintain distinct community identity. The plan also states that *"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"*<sup>8</sup>.
- 2.17 Allocating sites within the Strategic Gap therefore appears to be a contradictory approach to the purpose and designation of a Gap. If the proposed gap is justified, then before proposing new development within the gap, available and more suitable sites within the Borough, such as the land

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<sup>7</sup> Page 4, Figure 4

<sup>8</sup> Paragraph 3.46

at Pinks Hill, should be allocated for development to avoid eroding, from the outset, the purported purposes of the gap.

### **Wider Unmet Housing Need**

- 2.18 There is a significant unmet housing need across the South Hampshire region, particularly Portsmouth, which the plan states has written to FBC requesting a contribution of 1,000 dwellings to their unmet need. Havant Borough Council has confirmed it does not propose to meet any of Portsmouth's unmet need and the Push Spatial Position Statement (June 2016) states that *"there is a very constrained supply of land in Gosport, Havant and the Totton/Waterside area of New Forest and on the Isle of Wight, which limits the ability of these areas to meet their identified housing needs in full"*<sup>9</sup>
- 2.19 According to the Statement of Common Ground published by the Partnership for South Hampshire (PfSH) in September 2020, there is a housing shortfall of 10,750 between 2020 – 2036<sup>10</sup>.
- 2.20 The Fareham plan confirms that it is making provision for 900 homes to contribute towards the wider unmet need issue. PfSH has agreed that there is a need for its constituent authorities to work together and the NPPF makes clear that *"effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help determine...whether development needs that cannot be wholly met within a particular plan area can be met elsewhere"*<sup>11</sup>.
- 2.21 Given there are suitable, available and achievable development sites in the borough being promoted by housebuilders, it is considered that FBC should be contributing further to this wider unmet need.

### **Summary**

- 2.22 We are supportive of FBC's use of the adopted Standard Method for calculating housing need as the starting point for assessing the housing requirements of the Borough. It is however our contention that the housing strategy in its current form does not meet the needs of the borough or wider area and therefore the plan is not sound in its current form. To make it sound, it is evident that FBC need to allocate more sites for development to increase the housing buffer, better improve affordability in the borough and help meet the growing housing shortfall in the wider south Hampshire region.

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<sup>9</sup> Paragraph 5.28

<sup>10</sup> Page 16, Table 4

<sup>11</sup> NPPF paragraph 26

### 3.0 DEVELOPMENT AT PINKS HILL

- 3.1 Over the years, various promotion documents have been submitted in respect of the site, demonstrating that it is sustainably located close to the urban area boundary and an existing employment area and is deliverable, achievable and suitable for development.
- 3.2 The site was also proposed for allocation in previous draft iterations of the plan under draft policy HA8, with its final appearance being in the draft iteration supplement published in January 2020. This demonstrates that FBC considered it a suitable site for development.



- 3.3 The revised Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Sustainability Report (May 2021) still states that the site is selected as it is a suitable site with low landscape sensitivity.

Fareham Publication and Revised Publication Local Plans		
Rationale for Site Selection/Rejection		
ID	Name	Reasons for selection or rejection
1996	Land R/O 123 Bridge Road, Park Gate	Selected - site has planning permission
1998	Pinks Hill, Wallington	Selected - suitable site, low landscape sensitivity



- 3.4 However, despite still being assessed as suitable, the plan subject of this consultation does not now propose the site for allocation, which we consider unjustified for the reasons set out below. The site also aligns with FBC's strategy 3a, which is to conserve and enhance the character of the landscape, including minimising adverse impacts on gaps between settlements.
- 3.5 In the High Level Assessment at Appendix F, the assessment of the site is largely positive, with only one objective (SA8 natural resources) being assessed as having likely strong adverse effects, due to potential effects on agricultural land and minerals, which is common in many greenfield sites. There is also one objective (SA6 air, water, light & noise pollution) which has been assessed as having likely adverse effects.
- 3.6 However, other sites that are allocated in the current draft plan scored worse in terms of adverse and strong adverse effects, including HA54 (Land East of Crofton Cemetery and West of Peak Lane) and HA55 (Land South of Longfield Avenue), both of which scored three adverse and strong adverse effects relating to landscape, biodiversity and natural resources. This Assessment is used to identify social, environmental and economic performance of possible sites to decipher which may be more sustainable.
- 3.7 Therefore, selecting sites which score worse is illogical and contrary to the aim. The NPPF makes clear that local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal and that significant adverse impacts on these objectives should be avoided and where possible, alternative options which reduce or eliminate such impacts should be pursued<sup>12</sup>.
- 3.8 FBC reached differing conclusions on the site's suitability/achievability in its Strategic Housing and Employment Land Availability Assessments (SHELAA). The April 2021 SHELAA asserts that the site is neither suitable nor achievable because it has poor pedestrian and cycle links to local services and there is no evidence to suggest that safe routes can be provided. It also states there are noise level concerns due to the proximity to the A27. However, the December 2019 SHELAA states that the site is both suitable and achievable based on buffers of woodland in the southwest and subject to implementing highways improvements and air quality and noise impact assessments being required. It is therefore evident that FBC have been inconsistent in its approach to site assessment and selection in the plan-making process as shown through the inconsistent assessment of the site.
- 3.9 Previous representations which are included in Appendix 1 set out in detail how the site is suitable, achievable and available when tested against the comments of the SHELAA and demonstrate there are no overriding issues preventing the sites allocation and development. Noise assessments of the

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<sup>12</sup> NPPF paragraph 32

site have also previously been carried out, which show it is a suitable site for development from a noise perspective. Furthermore, new allocation HA56 (SHELAA ID 3009), immediately to the east of the site on the opposite side of the A27, has a nearly identical relationship with the A27 and is closer to the M27, and yet the draft Plan concludes that the site is suitable and achievable.

- 3.10 Verbal discussions with FBC Planning Policy Officers pointed to concerns regarding highways, particularly highway widths and lack of footways. Supporting this representation is a Transport Technical Note and plan<sup>13</sup> which demonstrates that safe vehicular and pedestrian access can be gained to the site and there is no reason why the site should not be allocated on transport and highways grounds.
- 3.11 It should also be noted that two adjacent sites proposed for allocation as employment sites (E4b – Land North of Military Road, Wallington & E4d – Standard Way) are required to secure highway improvement works to Pinks Hill. The requirement for contributions shows a workable scheme for improvements to accommodate HGVs on Pinks Hill Road is feasible and therefore also removes the highways concerns raised regarding the site subject of this representation, hence the site should be re-allocated in the plan.
- 3.12 The site aligns with the plans development strategy and priorities to address the need for new homes in a sustainable manner; protect and enhance the environment; retain valuable landscapes; and encourage diversity in the housing market. It is a relatively unconstrained site and lies outside any strategic gap or other environmental designation. It is acknowledged that there is an area of historic interest to the north (Grade II listed Fort Wallington), however this can be carefully managed and protected from the impacts of development through sensitive design.
- 3.13 The site represents a logical location and ideal opportunity for sustainable growth for the above reasons and is well related to the adjacent existing and proposed new housing and employment allocations as depicted on the policies map (HA56, HA04, HA40, E4b, E4d).
- 3.14 There are no overriding physical constraints that would inhibit the delivery of the site, and the site aligns with FBC's strategy for growth in the Borough. Hence the allocation should be reinstated in the plan to make a valuable contribution in meeting the development needs of the Borough over the plan period.
- 3.15 The Plan therefore requires amendments in respect of the land at Pink's Hill to accord with the underpinning evidence base. Without inclusion, the plan would not be sufficiently justified and risks being found unsound. As set out in section 2, there is a need to provide a robust approach to meet FBC's needs and better address the acute and growing wider needs of the south Hampshire area.

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<sup>13</sup> Appendix 2



## 4.0 OTHER POLICIES

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- 4.1 Our Previous representation made during the preparation of the Fareham Borough Council (FBC) Local Plan provides commentary on the proposed policies within the plan. Those policies in this plan essentially remain unchanged from the previous plan iteration and therefore our comments continue to apply.
- 4.2 In summary, our previous comments related to Policy HP5 – Affordable Housing, HP9 – Self and Custom Build Housing, Policy NE2 – Biodiversity Net Gain and Policy NE8 – Air Quality. Please refer to our previous representation for more information.

## 5.0 CONCLUSION

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- 5.1 In conclusion, the plan is not considered justified or sound for various reasons set out in this representation<sup>14</sup>.
- 5.2 The housing strategy is not effective, particularly due to uncertainties over the delivery of Welborne Garden Village and FBC's historic under-delivery. The PPG makes clear the standard method is a minimum and the Government is committed to supporting ambitious authorities who plan for growth. Affordable housing provision at Welborne Garden Village may drop to just 10%, therefore the plan should allow for a higher housing requirement and the allocation of larger small and medium sizes sites over 10 units as this would allow the Borough to better meet not only its overall housing need, but also its acute affordable housing requirements. In particular, the site at Pinks Hills will deliver affordable housing to help meet this potential reduced provision at Welborne Garden Village.
- 5.3 Due to such reliance upon strategic sites to supply much of its housing requirement, it is considered a greater buffer between the identified housing need and supply should be applied to ensure that delays in delivery of strategic sites do not compromise the deliverability of the plan.
- 5.4 The plan is also not positively prepared, nor effective in its contribution towards the significant unmet housing need across the South Hampshire region. Given there are suitable available and achievable development sites in the Borough, it is considered that FBC should be contributing further to this wider unmet need.
- 5.5 Whilst supporting the use of the Government's standard method of assessing housing need, we still do not consider the plan is justified when taking into account reasonable alternative sites for housing development and the acute need for increased housing supply. FBC is inconsistent with its approach to site assessments and the plan is not entirely consistent with national policy. There continues to be a national objective to significantly boost the supply of housing, and a particularly acute and growing shortfall of housing within the south Hampshire region. However, the plan in its current form omits sustainable housing development sites from coming forwards, including the site at Pinks Hill.
- 5.6 The site was allocated in previous draft iterations of the plan demonstrating that FBC considered it a suitable site for development. In addition, the site is still listed as a 'suitable site' within the revised SA and SEA. It is deliverable, achievable and suitable for development and the highways concerns raised have been addressed in this representation, demonstrating this can be overcome.
- 5.7 The site should therefore be re-allocated in the plan in order to make a valuable contribution in meeting the development needs of the borough and wider area over the plan period, particularly in

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<sup>14</sup> With reference to NPPF Paragraph 35

the early years of the plan, which will assist in overcoming the likely delays to the delivery of Welborne Garden Village.

- 5.8 We hope that this representation is helpful in highlighting areas where, in our view, the plan requires further consideration in order to be found sound and to be sufficiently justified. Vistry Group would like the opportunity to participate in the local plan examination. Vistry Group also welcome further discussions and look forward to working with FBC to bring the site at Pinks Hill forward for development, which will help the Borough better meet the objectives of its plan.

## **APPENDICIES (Attached Separately)**

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Date: 29 July 2021  
Our ref: 357301  
Your ref: N/A



Planning Strategy Team  
Fareham Borough Council

**BY EMAIL ONLY**



Dear Sir/Madam

**Regulation 19 Local Plan Consultation (18<sup>th</sup> June – 30<sup>th</sup> July 2021)**

Thank you for your consultation on the above dated 18 June 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Council's approach to achieving sustainable development through its Local Plan, particularly through its suite of Natural Environment policies that include protection of internationally, nationally and locally designated sites, the enhancement of the local ecological network and the requirement for biodiversity net gain.

It is welcomed that many policies have been updated that incorporate our previous advice. Please see below for our comments on the Regulation 19 Local Plan and supporting Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA).

This response is subsequent to our comments provided on the 18<sup>th</sup> December 2020 to inform a previous iteration of the Regulation 19 consultation process, which ran from the 6<sup>th</sup> November 2020 to the 18<sup>th</sup> December 2020.

**Policy CC2: Managing Flood Risk and Sustainable Drainage Systems**

It is welcomed that the revised policy outlines that where a development drains to a protected site(s), an additional treatment component (i.e over and above that required for standard discharges) may be required.

It is recommended the Policy also makes clear that where SuDS are proposed as a fundamental part of Habitat sites mitigation, developments will need to demonstrate the long-term (in perpetuity) monitoring, maintenance/replacement, and funding arrangements.

**Policy NE2: Biodiversity Net Gain**

It is noted that section 9.32 now states that 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.

[Biodiversity Metric 3.0](#) was published in July 2021. We advise that the Policy is updated accordingly and that this metric is used to measure gains and losses to biodiversity resulting from development, and implement development plan policies on biodiversity net gain.

We recommend that the local plan policy should align as closely with the Environment Bill and anticipated framework for mandatory net gain as possible and that the Policy confirms the intention for a Supplementary Planning Document (SPD) to be developed to provide further detail within an appropriate timescale.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

Solent Wader and Brent Goose mapping (as provided on the SWBGS [website](#)) may be subject to change over the plan period, therefore it is recommended the Policy ensures the latest mapping is sought in advance of determining planning applications.

We advise that developments affecting SPA supporting habitat should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase. In particular, noise disturbance should be addressed by avoiding works over 69dB during winter months (as per our advice on applications).

With regards to collection of financial contributions to address impacts on SPA supporting habitat (specifically Secondary and Low Use sites), it is recommended that the Local Plan identifies some suitable projects to which funds can be directed to ensure the protection and enhancement of the wider SWBG network.

#### **Employment Allocation: E4: Solent 2**

It is welcomed that the wording has been updated to require development to demonstrate 'compliance with Strategic Policy NE1 with regards to impacts on the local ecological network'. We refer you to our previous advice that the Policy should also outline that 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, rather than just specifying protected trees, that seeks to enhance and connect habitat in the locality.

#### **Other Policies**

Please refer to advice within our previous letter with regards to Policies DS1, CC1, CC3, NE5, D4 and Housing Allocation Policies HA9, HA29, HA31, HA37, HA38, HA42.

Please note, under Policy CC3: Coastal Change Management Areas (CCMAs) the reference to the 'English Coast Path' should be updated to the 'England Coast Path'.

#### **Comments on the Habitats Regulations Assessment (HRA)**

These comments relate to the document: Habitats Regulations Assessment for the Fareham Borough Local Plan 2037; Screening and Appropriate Assessment Report for the Revised Publication Local Plan, May 2021 by Urban Edge Environmental Consulting.

##### **- *Recreational disturbance- New Forest designated sites***

We welcome the fact that consideration of recreational disturbance to the New Forest SPA, SAC and Ramsar sites has been updated, with sections 6.4.18 to 6.4.20 referencing recent analysis of the New Forest 'zone of influence' (Footprint Ecology, February 2021). The report is based on [recent visitor survey reports](#) published in 2020 that conclude that new residential development within a 13.8km buffer zone of the New Forest designated sites is likely to have a significant effect on the sites via recreational disturbance, alone and/or in combination with other plans or projects.

The report suggests that the borough of Fareham is excluded from the 13.8km zone based on low average visitor rates in comparison to local authorities further west, and relatively low visit rates derived from the onsite survey data. It also recommends that large developments of around 200 or more dwellings within 15km of the New Forest sites should be subject to project HRA and mitigation may be required. The revised local plan HRA reflects this recommendation.

However, although the average visit rate for the borough is lower than that for neighbouring Eastleigh, it is notable that postcode data resulting from the telephone survey show visit frequencies in the western parts of Fareham are similar to those in the neighbouring borough of Eastleigh, suggesting the visit rate from these areas are higher than the average visit rate applied to the whole borough. Clearly, visitors do originate from these areas of Fareham and it is Natural England's view that they are likely to contribute to an in-combination effect on the sites. Therefore, to ensure the necessary certainty required under the Habitats Regulations that the Plan will appropriately address the impact, it is advised that the 13.8km zone is applied within the borough of Fareham to ensure all new development coming through in that area provide appropriate mitigation. (Please note that large development within 15km should also still be subject to HRA for this impact pathway.)

It is advised that your authority works in close collaboration with other affected local authorities within and surrounding the New Forest designated sites which share a commitment to develop a strategic, cross-boundary approach to habitat mitigation for the New Forest SPA/SAC/Ramsar. Natural England recommend such a strategy incorporates a package of measures including provision of suitable alternative green spaces and networks, and direct measures on the sites such as access management, education and communication, wardening, and importantly, monitoring. Monitoring work (of visitor patterns and ecological features of the sites) will be important to further the evidence base on which mitigation strategies can be updated.

In advance of such a strategy being agreed and adopted, Natural England advise the Council to implement a suitable interim strategy that ensures adverse effects from live development coming through the local plan period will be avoided. This may include measures as described above. Financial contributions can be directed towards the New Forest National Park Authority's (NFNPA) [Habitat Mitigation Scheme](#) that will enable the authority to deliver site specific mitigation measures on behalf of developments; such an approach would provide a certain and robust means to addressing the effects of recreational disturbance via direct measures at the protected sites. It is recommended that suitable levels of contribution are agreed with the NFNPA.

Natural England are committed to continue working with Fareham Borough Council and other affected local authorities to develop a strategic approach to addressing recreational impacts from new development on the New Forest designated sites.

- *Water quality – nutrients*

The nitrogen budget arising from the Local Plan has been revised down from 2,536.99 kg/TN/yr to 2,182.62 kg/TN/yr and the HRA has been updated to reflect this.

We note that Appendix 3 of the HRA includes a Technical Note by Urban Edge Environmental Consulting prepared in May 2021. This includes a breakdown of the site allocations to calculate this total nitrogen figure. Amongst other updates, the recent decrease in budget appears to be mainly due to the following amendments as shown in Table 1:

- HA55 Land South of Longfield Avenue has been reduced from -105.80 to -672.54 kg/TN/yr
- H54 Land at Oakcroft Lane has been included, with a -134.67 kg/TN/yr budget
- HA56 Land West of Downend Road has been included, with a -142.10 kg/TN/yr budget.

Table 1 references the 20% precautionary buffer. Please note that this buffer should only be applied to sites with a positive nitrogen budget. The overall budget figure may need updating in light of this.

Section 4 of this Technical Note discusses potential nutrient mitigation schemes. With regards to the number of nitrogen credits likely to be available from these, it is recommended that latest figures are

sought in advance of further work involving these schemes. Further information can be found on the [PfSH webpages](#).

- *SWBGS 2021 Updates*

We note that section 6.8.1 now refers to SWBGS site F13 as a Secondary Support Area, in line with the published SWBGS mapping update earlier this year. This is also reflected in Figures 6.18 and 6.19 which map the SWBGS sites within the Fareham Local Plan.

It appears that site-specific impacts on SPA supporting habitat (as identified on the SWBGS mapping) have not been considered within the Appropriate Assessment for Solent and Southampton Water SPA and Ramsar site (i.e. Table 7.8), even though likely significant effects have been identified. This impact should be considered in more detail within the AA with an appropriate mitigation strategy outlined, linked to Policy NE5. It is advised that development address impacts in line with the SWBGS Guidance on Mitigation and Off-setting requirements (2018).

- *Water pollution impacts on designated sites*

In our previous response we noted that the Chichester and Langstone Harbours SPA/Ramsar sites, the Portsmouth Harbour SPA/Ramsar sites and the Solent and Dorset Coast SPA site were screened out of the appropriate assessment in relation to water pollution impacts. We welcome the fact that this impact is now screened in, and sections including 7.6.2 reference the source of potential water pollution impacts from some of the Housing Allocations.

#### **Other Comments on the HRA**

- Table 6.10 refers to 'EU Sites' which are now referred to as 'Habitats sites' in the context of planning policy.
- Section 6.3.3 refers to the Eastern Solent Coastal Partnership, that are now the Coastal Partners.

#### **Comments on the SA**

These comments relate to the document: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037; Sustainability Report for the Revised Publication Local Plan, May 2021 by Urban Edge Consulting

#### **SEA Objective SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change**

As per our previous consultation response, it is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.

We note from Appendix B, the Analysis of Consultation Responses, that this is being considered and may be added in the Post Adoption Statement.

#### **SEA Objective SA7: To Conserve and Enhance Biodiversity and Geodiversity**

We welcome the amendment to the title of this objective to include geodiversity, as per our previous consultation response.

We previously suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible



Natural Greenspace Standard (ANGSt). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring. In response to this, we note that the Analysis of Consultations responses states that this is being considered and may be added in the Post Adoption Statement.

We would be very happy to comment further as the plan process progresses. If you have any queries relating to the detail in this letter please contact me on ( [REDACTED] )

Yours faithfully

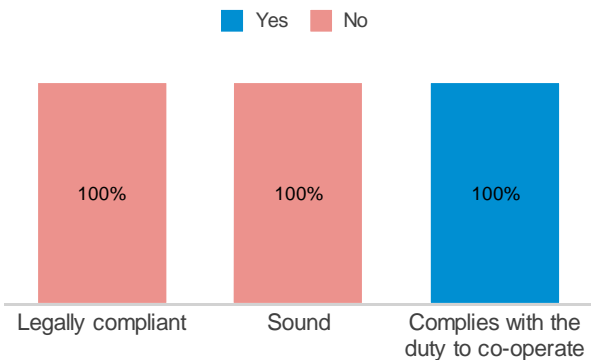
Mary Andrew  
Sustainable Development Lead Adviser  
Natural England- Thames Solent Team

# Paragraph | Habitats Regulation Assessment (HRA)

## 1 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	1	1	1
Yes	0 0%	0 0%	1 100%
No	1 100%	1 100%	0 0%



### Respondent: Ms Amy Robjohns (196-53948)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	Yes

### **Please provide details you have to support your answers a...**

Developing the strategic gap by Stubbington means reducing the amount of alternative open spaces for people to use. This is not good, especially given the high levels of disturbance already negatively impacting the internationally important intertidal areas. It is worth noting that ALL of Fareham's beaches and intertidal areas are internationally important and the current mitigation strategy doesn't go far enough. It's time that these beaches stopped being treated like amenity beaches. The current SRMS talks about "preventing a net increase" in disturbance but I fail to see how that can be achieved or monitored well, as there are already high levels of disturbance especially in Fareham all year round. I am in discussions with BirdAware to try and improve the strategy - as a starting point it needs to recognise the importance of breeding and migrating birds which are included on the SPA. The HRA also fails to note that Common Terns, for example, use the SPA when migrating (e.g. once the chicks have fledged) and are thus vulnerable to disturbance in the same way as overwintering birds. The European protected areas were designed with the need to protect species at each state of their life cycle/migration which includes post-breeding flocks on beaches! This is currently not recognised in Hampshire despite the data available to show which areas are favoured by terns and Mediterranean Gulls. Fareham's beaches (e.g. Meonshore, Hill Head & Brownwich) are sites favoured by these species once they have finished breeding. The HRA doesn't consider this (and worryingly nor does the SSSI citation) but it is important. The HRA appears to be trying to use Wetland Bird Survey data to talk about breeding terns and gulls, which is not good as there will be more detailed data available. Counting terns and gulls during the Wetland Bird Survey counts is optional as there are better surveys and monitoring specifically designed for these species. I disagree the enough is being done to mitigate the negative impacts of recreational disturbance. It is a big problem now, and before more development takes place in the Solent, there needs to be more work done that leads to a significant drop in current levels of disturbance including in Fareham. It's high time that these international designations were taken seriously and that these beaches stopped being treated or advertised as "amenity" beaches. FBC's website talks a lot about beaches but doesn't inform people that they are not amenity beaches. Simply relying on a small team of rangers to talk to people across the whole of the Solent (a vast area) for a few months each year is not going to have a big enough impact. Conservation of these internationally important areas is failing and that is not acceptable. Every time I visit my local seafront to monitor the birds using the beach there are varying amounts of recreational disturbance. I do not go onto the beach and watch from a distance so that I am not disturbing the birds. It is not acceptable for there to be days like the August bank holiday in 2019 when the beaches were packed full of people as soon as the tide started dropping, and migrating birds were unable to use the beach. The terns were not settling and didn't make use of Titchfield Haven NNR which is near by because they use the beach to roost. I watched them flying around wanting to roost but there was nowhere for them to go. In the winter months you often see Brent Geese, for example, sat on the sea waiting for the beach to empty due to numbers of walkers and dogs, or watch them flying from one end of the beach to the other, again people of avoidable recreational disturbance. Finally, the Stubbington strategic gap is included on the Wader and Brent Goose Strategy but classed as "low use". This is hardly surprising given how much the area is used for recreation. In addition, the management of the site has an impact on its suitability for wading birds and wildfowl. Better management of the whole site would likely lead to an increase of target species. Lapwing used to breed there! It does support Golden Plover, Snipe, Lapwing and other species, and used to be better.

### **What modification(s) is necessary to make the Revised Pub...**

The Solent Mitigation Recreation Strategy is not currently good enough to prevent negative impacts relating to more houses and people, and increased pressures facing the internationally important areas. It is also not good enough to only talk about a "no net increase" as disturbance needs to decrease now. You cannot conclude that this strategy will mean further developments won't have a negative impact or lead to more disturbance.

### **How would the modification(s) you propose make the Revise...**

see above

### **Your suggested revised wording of any policy or text:**

see above

### **If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

29<sup>th</sup> July 2021  
Mrs Anne-Marie Burdfield

Here are my responses to The Local Plan.

**Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation.**

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

**Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019,  
3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered.

There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**

**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

**Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets.** The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

**Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.**

**Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access** to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, **Page 54 suggests 7 new accesses onto** the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

**Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective."** This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HA1 sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind

## Occupancy Rates

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bedroomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## Carbon Reduction

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## Healthcare

**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.



## Technical Note 04

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Project:	<b>Highways England Spatial Planning Arrangement 2016-2024</b>	Job No:	<b>60659714 / SF001.005</b>
Subject:	<b>Fareham Revised Publication Draft Local Plan 2037 and Supporting Documents Review</b>		
Prepared by:	<b>Kimberley Pettingill</b>	Date:	<b>21<sup>st</sup> July 2021</b>
Checked by:	<b>Andrew Cuthbert</b>	Date:	<b>22<sup>nd</sup> July 2021</b>
Verified by:	<b>Liz Judson</b>	Date:	<b>22<sup>nd</sup> July 2021</b>
Approved by:	<b>Andrew Cuthbert</b>	Date:	<b>23<sup>rd</sup> July 2021</b>

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### Executive Summary

Following a review of the Revised Regulation 19 Fareham Publication Draft Local Plan 2037 and documents prepared in support of the 2037 Fareham Local Plan, AECOM make the following recommendations.

#### Recommendations regarded as critical to the acceptability of the forthcoming Local Plan

None

#### Recommendations regarded as important but not critical to the acceptability of the forthcoming Local Plan

1. Clarification should be sought with regards to the housing figures used within the SRTM model (for both the 2036 baseline, and 2036 Do Minimum scenarios). (para 5.12).
2. The SRTM modelling should be updated to reflect the level of anticipated employment growth identified within the revised PLP. (para 5.14).

**AECOM advise Highways England to formally raise the concerns highlighted in this note in the consultation response to the Revised Fareham Publication Draft Local Plan 2037 Draft Transport Strategy and to continue to work with Fareham Borough Council and the other stakeholders to resolve the issues identified.**

# Technical Note 04

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## 1. Introduction

- 1.1. This Technical Note (TN) documents a review, carried out by AECOM on behalf of Highways England, of the Revised Regulation 19 Fareham Publication Local Plan (the PLP). The purpose of this review is to understand the impact of the proposed Local Plan site allocations within Fareham on the Strategic Road Network (SRN) and to determine whether sufficient highway infrastructure and mitigation is proposed to accommodate the planned growth.
- 1.2. AECOM have previously undertaken four tasks in relation to the Fareham Local Plan with the initial work being reported in AECOM TN01 and TN02. TN02 documents AECOM's review of the Fareham Local Plan 2036 Supplement document, which set out the plan for future development within Fareham and was an extension of the 2017 Draft LP which had already been consulted on. Within the LP Supplement, the development strategy and housing sections of the 2036 plan had been updated to reflect the increased housing requirements for Fareham. The work reported in Briefing Note BN03 reported on the responses received from the Local Planning Authority and their Consultants to the issues raised in TN02. The most recent work reported in TN03 was a review of the previous (since revised) Regulation 19 Fareham Publication Local Plan whereby AECOM determined that the LP had changed since the previous AECOM review and assessed whether the amendments were likely to have a detrimental impact on the SRN.
- 1.3. The purpose of this review is therefore to determine what has changed within the revised PLP since the last AECOM review (presented in TN03), and to assess whether any of the amendments are likely to have a detrimental impact on the SRN .
- 1.4. The documents, issued by Fareham Borough Council (FBC) for consultation under Regulation 19 (Town and Country Planning Regulations 2012) and included in this review are as follows:
  - Fareham Publication Local Plan 2037 Revised;
  - Revised Publication Plan Technical Transport Note (June 2021); and
  - Highways Technical Support for Local Plan Downend Sites (June 2021).
- 1.5. It is noted that the following documents have not been updated since AECOM's previous review, and therefore a detailed review has not been undertaken. However AECOM have undertaken a high-level review of these documents in light of the changes within the most recent Local Plan:
  - Infrastructure Delivery Plan 2020;
  - Strategic Transport Assessment (Atkins, September 2020) and supporting appendices; and
  - Strategic Transport Assessment SRTM Modelling Report (Systra, August 2020).
- 1.6. The PLP contains strategic priorities, policies and allocations which aim to achieve sustainable development in the Borough, whilst also identifying and protecting its valued assets. The PLP sets out what the Council considers are the opportunities for development and policies on what will or 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.
- 1.7. The IDP is a supporting document to the PLP. It outlines the existing and planned infrastructure improvements required to accommodate LP growth.
- 1.8. The SRTM report forms part of the evidence base for the PLP, and informs the modelling section of the Strategic Transport Assessment (STA). AECOM have previously reviewed, on behalf of Highways England, both the initial version of the SRTM report (issued July 2019) and the updated version (issued in January 2020). These reviews are reported in our TN01, TN02 and BN03, dated October 2019, February 2020 and April 2020, respectively. Within these reports AECOM made a number of recommendations for additional assessment to be carried out to support the LP.

## Technical Note 04

- 1.9. AECOM will undertake a general high level overview of the Revised Publication Draft of the Local Plan (and relevant supporting documents) to determine what has been amended since the previous review and that nothing significant has been introduced that would be a threat to the SRN.
- 1.10. AECOM will review the latest LP consultation documents listed above against our previous recommendations from TN01, TN02, BN01, and TN03 to determine whether these have been addressed. This TN04 will highlight any potential points of concern to Highways England and advise whether it would be appropriate to make any representations to the consultation documents, with a view to protecting the safe and reliable operation of the SRN.
- 1.11. The revised PLP represents the 'Publication' stage of the Local Plan process. It is the result of updating and merging the Regulation 18 Draft Local Plan and Supplement taking into account the changes to national policy and guidance as well as comments received during the consultation exercises. This is the final stage before the Local Plan is submitted to the Secretary of State for independent examination. This Regulation 19 Local Plan consultation period is open until **Friday 30<sup>th</sup> July 2021**.
- 1.12. For ease of reference, AECOM's main comments and recommendations are presented in bold and underlined text throughout the note. Recommendations regarded as critical to the acceptability of the PLP are coloured **red**. Recommendations regarded as important but not critical to the acceptability of the PLP are highlighted in **amber**.

## 2. Background

- 2.1. Fareham Borough Council is the Local Planning Authority for a significant area within South Hampshire between the cities of Southampton and Portsmouth.
- 2.2. The development strategy proposed by the Revised Local Plan includes:
  - Provision for at least 9,556 new residential dwellings and 121,964m<sup>2</sup> of new employment floorspace (the previous PLP proposed a minimum of 7,295 houses and 104,000m<sup>2</sup> employment floorspace);
  - The strategic employment site at Daedalus (Solent Enterprise Zone) to deliver an additional 77,200m<sup>2</sup> of employment floorspace over and above that already planned for;
  - Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least 961 dwellings as part of a wider regeneration strategy (the previous PLP proposed 428 dwellings); and
  - 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.
- 2.3. Fareham is served by the M27 Motorway, with M27 Junctions 9, 10 and 11 lying within the Borough. Highways England are therefore concerned with the impact of planned growth on the safe and free-flow of traffic using the M27 and whether sufficient infrastructure and mitigation is proposed to accommodate this growth.
- 2.4. The Fareham PLP consultation documents (listed in para 1.4 of this TN) have been reviewed in the context of DfT Circular 02/2013 and Highways England's 'Planning for the Future' guidance, which provides an outline of matters that will be considered when Highways England are engaged in the local plan process. It states that Highways England will "*seek to provide a recommendation as to the soundness of proposed policies and proposals in relation to their interaction with the SRN*".

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## 3. Revised Publication Local Plan 2037

3.1. FBC's current adopted local plan comprises three parts as follows:

- Local Plan Part 1 (LP1) Core Strategy (adopted in August 2011);
- Local Plan Part 2 (LP2) Development Sites & Policies (adopted in June 2015); and
- Local Plan Part 3 (LP3) The Welborne Plan (adopted in June 2015).

3.2. The Fareham Local Plan 2037 will formally replace the adopted LP1 and LP2. Local Plan Part 3: 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.

3.3. The Fareham Local Plan proposed plan period will cover a minimum of fifteen years from the date of adoption, which is anticipated to take place in 2022, the period will therefore extend to 2037. This period differs from that stated in earlier drafts (2020 to 2036) and has been reflected in the plan name which has changed from Fareham Local Plan 2036 to Fareham Local Plan 2037.

3.4. Since the publication of the previous PLP and most recent AECOM review (reported within TN03), the Government released its response to the August 2020 'Planning for the right homes in the right places' 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". 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 have led to the revised Publication Local Plan, which is the subject of this AECOM review.

3.5. The PLP also makes provision for an additional 900 dwellings (previous PLP, 847 dwellings) over the plan period, in order to contribute to neighbouring authority unmet housing needs (i.e. within Portsmouth City Council and Gosport Borough Council).

3.6. Policy H1 states that the Council will make provision for at least 9,560 new homes across the Borough during the Plan period of 2021-2037. Housing will be provided through:

- An estimated 869 homes on sites that already have planning permission;
- An estimated 4,184 homes on sites with resolutions to grant planning permission as of 01 April 2021, including at Welborne Garden Village;
- Approximately 3,358 homes on sites allocated in policies HA1, HA3, HA4, HA7, HA9-HA10, HA12, HA13, HA15, HA17, HA19, HA22-HA24, HA26-HA56;
- Approximately 959 homes on specified brownfield sites and/or regeneration opportunities in Fareham Town Centre, as identified in policies FTC3-9 and BL1;
- An estimated 1,224 homes delivered through unexpected (windfall) development.

3.7. The plan shows that there are sufficient sites to provide 10,594 new homes across Fareham between 2021 and 2037, which allows for an 11% contingency (over the minimum requirement) should delivery on some sites not match expectations.

3.8. The PLP previously reviewed by AECOM and reported in TN03, stated a requirement for a minimum of 403 dwellings per annum to be delivered over the 16 year plan period (totalling 6,448

## Technical Note 04

dwelling), with an additional 847 dwellings to contribute to unmet housing needs in neighbouring authorities. Therefore, the previous PLP identified the requirement for a minimum of 7,295 houses over the 16 year plan period. Policy H1 previously stated that the council would make provision for 8,389 new homes. This revised PLP identifies the requirement for a minimum of 9,556 new houses and proposes to make provision for 10,594 new homes. Therefore, this revised PLP includes the provision of an additional 2,205 new houses over the 16 year plan period.

- 3.9. The general locations of the areas proposed for growth are illustrated on Figure 3.1 of the PLP.
- 3.10. The proposed development sites and growth areas included within the revised PLP have been compared to those included within the previous PLP, and AECOM note that there are a number of differences, as outlined in further detail below.

### **Housing Allocation Policies**

- 3.11. A number of additional sites are included in the revised PLP that were not previously included within the previous PLP; these are listed below:
- FTC7: Land adjacent to Red Lion Hotel, Fareham (18 dwellings)
  - FTC8: 97-99 West Street, Fareham (9 dwellings)
  - FTC9: Portland Chambers, West Street, Fareham (6 dwellings)
  - HA46: 12 West Street, Portchester (8 dwellings)
  - HA47: 195-205 Segensworth Road, Titchfield (8 dwellings)
  - HA48: 76-80 Botley Road, Park Gate (18 dwellings)
  - HA49: Menin House, Privett Road, Fareham (50 dwellings (net yield 26))
  - HA50: Land north of Henry Cort Drive, Fareham (55 dwellings)
  - HA51: Redoubt Court, Fort Fareham Road (20 dwellings (net yield 12))
  - HA52: Land west of Dore Avenue, Portchester (12 dwellings)
  - HA53: Land at Rookery Avenue, Swanwick (6 dwellings)
  - HA54: Land east of Crofton Cemetery and west of Peak Lane (180 dwellings)
  - HA55: Land south of Longfield Avenue (1,250 dwellings)
  - HA56: Land west of Downend Road (550 dwellings)
  - BL1: Broad Location for Housing Growth (620 dwellings)
- 3.12. It is considered that site reference HA56 (Land west of Downend Road) would be of particular interest to Highways England due to the proposed scale of the development at each site, and the positioning of the site within the vicinity of M27 Junction 11. By contrast, site reference HA55, although it is larger, is more remote from the SRN and occupies part of an area previously identified as a 'Strategic Growth Area' and already accounted for in the modelling. Site BL1 is a site within the town centre and would comprise the re-development of a shopping centre and associated car parks and similar land uses.
- 3.13. Highways England's previous response to the 'Issues and Options' consultation which took place in the summer of 2019 should also remain, that *'consideration will need to be given to assessing the cumulative impact of new sites that might be taken forward together with already planned growth in Fareham on the SRN'*.

### **Employment Land Provision**

- 3.14. Since the previous AECOM review of the previous PLP, the Partnership for South Hampshire (PfSH) published its Economic, Employment and Commercial Needs (including logistics) Study (Stantec, March 2021) setting out the overall need for and distribution of development in South Hampshire to 2040. FBC consider that this document provides a more up to date picture of employment need than the previous Business Needs, Site Assessments and Employment Land Study (2019). This assessment identified the need for a more flexible allocation of E-class 'Office'

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and 'Industrial' employment uses rather than specific B1 (office), B2 (industrial) and B8 (warehousing and logistics) employment use classes.

- 3.15. Policy E1 of the revised PLP therefore identifies a requirement for Office and Industrial uses, with site allocations considered flexible for any type of office, industrial and warehousing/logistics employment use. It states that from 2021 to 2037, provision of 121,964m<sup>2</sup> of new employment floorspace will be supported. This is in excess of the provision of 104,000m<sup>2</sup> within the previous PLP.
- 3.16. Seven employment land sites have been allocated within the PLP, Faraday Business Park (Daedalus East), Swordfish Business Park (Daedalus West) and Solent 2, all previously identified in Local Plan Part 2 and within the LP Supplement, as well as the following four additional sites:
- E4a: Land North of St Margaret's roundabout, Titchfield (4,000m<sup>2</sup>);
  - E4b: Land at Military Road, Wallington (4,750m<sup>2</sup>);
  - E4c: Little Park Farm, Segensworth West (11,200m<sup>2</sup>); and
  - E4d: Standard Way, Wallington (2,000m<sup>2</sup>).
- 3.17. Policies E2, E3 and E4 outline the details for Faraday Business Park, Swordfish Business Park and Solent 2 which detail similar capacity figures as reported within the previous PLP (although it is noted that 12,800m<sup>2</sup> of land is allocated for Swordfish Business Park, previously allocated for 12,100m<sup>2</sup>).
- 3.18. With regards to the additional employment allocation sites, it is considered that site reference E4b (Land north of Military Road) and site reference E4d (Standard Way, Wallington) would be of particular interest to Highways England due to the positioning of the sites within the vicinity of M27 Junction 11. Site reference E4c (Little Park Farm, Segensworth West) would also be of particular interest to Highways England due to the positioning of the site within the vicinity of M27 Junction 9.

### **Strategic Growth Areas**

- 3.19. The LP Supplement (reviewed within AECOM TN02) proposed two Strategic Growth Areas (SGAs) within the Borough of Fareham, which were intended to play a role in meeting the total housing requirement, particularly in relation to unmet need, and were proposed as a result of the introduction of the current standard methodology which is higher than that included in the previous Local Plan. However, as the Government is consulting on a revised standard methodology which would see Fareham's need fall again, these SGAs have not been included within the revised PLP. However, the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and therefore a number of concerns raised by AECOM in TN02 in relation to significant amounts of development coming forward in close proximity to M27 Junction 11 may be of significance once again. In addition, the additional site allocation HA55 is on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham', although AECOM stated that the proposed SGA south of Fareham is further from the SRN, previous concerns were raised that its cumulative impact may have the potential to affect M27 Junctions 9, 10 and 11.
- 3.20. Table 4.2 of the revised PLP shows that there are sufficient sites to provide 10,594 net new homes across Fareham Borough from 2021 up to 2037, demonstrating that housing supply is in excess of the housing requirement allowing for a contingency should delivery on some sites not match expectations. Slightly over a third (3,610) of the 10,594 are located at Welborne, where there is a resolution to grant planning permission, together with a further 1,478 on sites which are either consented or have resolution to grant status. The PLP therefore proposes a net increase of 5,506 dwellings over the plan period over and above existing commitments.

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## 4. Infrastructure Delivery Plan

- 4.1. The Interim Draft Infrastructure Delivery Plan (IDP) was reviewed as part of AECOMs TN02, and any outstanding concerns following the provision of additional technical material were raised in AECOM's BN03. AECOM's TN03 reviewed the current IDP, dated September 2020 and it has not been updated since, nor has the junction modelling. Therefore, this TN does not include a further review of this document. However the IDP has been referred to in the section below

## 5. Strategic Transport Assessment (STA) and Sub-Regional Transport Model Report

- 5.1. A detailed review of the SRTM modelling was undertaken as part of AECOM's TN01 and subsequently TN02 and BN03. The modelling and STA has *not* been updated to reflect the most recent amendments to the PLP proposed housing and employment growth figures. Therefore, this review focuses on whether the changes to the revised PLP since the previous review identified in the sections above have been accounted for in the existing STRM modelling (undertaken as part of the STA), rather than a full review of the SRTM methodology adopted. In addition, any outstanding concerns raised as part of the previous reviews have been identified.

- 5.2. AECOM's TN01 documents a review of the July 2019 SRTM Modelling Report which supported the 'Issues and Options' LP consultation in the Summer of 2019. The SRTM assessment was then updated in the January 2020 SRTM Model Output Summary Report to account for the increased housing requirement for Fareham as covered by the LP Supplement, the review of which is documented in AECOM's TN02. BN03 was produced following discussions with representatives of Fareham Borough Council (FBC), HCC and their Consultants Atkins and Systra, and the provision of additional technical material. BN03 outlined two recommendations carried over from TN02 that were still considered outstanding (both regarded as important but not critical to the acceptability of the forthcoming Local Plan). These were as follows:

- Clarification should be provided on the way in which the proposed development 'North of Whiteley' has been incorporated in to the modelling and the nature of the junction improvements assumed to have taken place at M27 Junction 9 in the scenarios modelled (AECOM TN01 para 4.4).
- The volume / capacity (v/c) plots should be provided in the SRTM Report to gain an understanding of the difference between the 2036 Baseline and 2036 Do Minimum scenarios on the M27 main line (para 5.17).

- 5.3. This information was subsequently provided.

- 5.4. The conclusions reached within AECOM's BN03 were as follows:

*'AECOM's review of the results of the modelling undertaken has not identified any obvious showstoppers to the emerging Local Plan as currently proposed and this appears to be the case whether [or not] the major development at Welborne, and its associated improvement scheme at M27 Junction 10, goes ahead.'*

*However, there are a number of locations at which long queues are predicted, albeit the net increase in queueing attributable to the Local Plan itself appears to be relatively small. In these locations, the impact of Strategic Growth Areas and substantial individual development sites may identify a need for highway capacity-based mitigation measures as the sites concerned come forward through the Planning Application process, with Transport Assessments supported by detailed junction capacity models. In AECOM's view, these locations include the following:*

- *The A27 (north) approach to the Segensworth roundabout from M27 Junction 9; and*
- *The M27 westbound off-slip road at M27 Junction 11.*

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*AECOM therefore recommend that the Infrastructure Delivery Plan (IDP) associated with the Local Plan should state a potential requirement for developer-funded mitigation measures at the locations specified.'*

- 5.5. It is noted that since the previous review of the IDP (reported in TN03), it has not been updated and has therefore not been reviewed in details within this TN. It is, however, disappointing that the current IDP does not explicitly define such a requirement.
- 5.6. The key changes to the LP at the LP Supplement, previous PLP and revised LP stages are shown in the table below:

Key Change	LP Supplement (full modelling check undertaken by AECOM)	Previous PLP (high level check undertaken by AECOM to identify LP changes and potential impacts on the modelling)	Revised PLP
<b>LP Period</b>	2021-2036	2021-2037	2021-2037
<b>Housing growth identified</b>	8,320	8,386 (69 additional homes in comparison to LP Supplement)	10,594 (2,274 additional homes in comparison to LP Supplement)
<b>Strategic Growth Areas (SGAs)</b>	Yes (included in the modelling as additional to the 8,320 proposed to be allocated)	No (but still included in the modelling)	No, but the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and HA55 is on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham'
<b>Additional Housing Sites</b>	-	Yes, but unlikely to be a concern to Highways England in isolation	Yes, most of them are unlikely to be a concern to Highways England in isolation. Site HA56 may be a concern to Highways England due to its proximity to M27 J11.
<b>Employment Land Growth Identified</b>	130,000m <sup>2</sup> (100,700m <sup>2</sup> included in modelling)	104,000m <sup>2</sup>	121,964m <sup>2</sup>
<b>Faraday Business Park</b>	40,000m <sup>2</sup>	65,100m <sup>2</sup>	65,100m <sup>2</sup>



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<b>Swordfish Business Park</b>	8,000m <sup>2</sup>	12,100m <sup>2</sup>	12,800m <sup>2</sup>
<b>Additional Employment Land</b>	-	-	Additional sites E4b (Land north of Military Road) and E4d (Standard Way, Wallington) would be of particular interest to Highways England due to the positioning of the sites within the vicinity of M27 Junction 11. Site Ref E4c (Little Park Farm, Segensworth West) would also be of particular interest to Highways England due to the positioning of the site within the vicinity of M27 Junction 9.

- 5.7. The table above demonstrates that since AECOM previously reviewed the modelling undertaken, The housing growth figure has increased significantly, and the employment growth figure is higher than included within the SRTM modelling. The SGAs no longer form part of the local plan; however these sites are now included as housing site allocations (albeit with fewer dwellings proposed than the previous SGAs).

### Assessment Scenarios

- 5.8. The SRTM has a base year of 2015, and forecast years of 2019, 2026, 2031, 2036 and 2041. For the Fareham Local Plan assessment, scenarios were forecast to 2036 and scenarios have been developed as follows:
- **Scenario 1** – 2036 Baseline, no Fareham Local Plan development except committed sites. Welborne (4,260 residential units) and M27 Junction 10 included.
  - **Scenario 1a** – 2036 Baseline, no Fareham Local Plan development except committed sites. Welborne capped at 1,160 residential units, no M27 10 scheme included.
  - **Scenario 2** – 2036 Do-Minimum (Do Minimum), full Fareham Local Plan development without transport mitigation measures, Welborne (4,260 residential units) and M27 Junction 10 included.
  - **Scenario 2a** – 2036 Do Minimum, full Fareham Local Plan development without transport mitigation. Welborne capped at 1,160 residential units, no M27 Junction 10 scheme.
  - **Scenario 3** – 2036 Do Something (Do Something) full Fareham Local Plan development with potential mitigation measures.
- 5.9. The above scenarios allow the net impact of the PLP on the key junctions of interest to Highways England to be quantified, whether Welborne goes ahead in full (and brings with it the proposed improvement to M27 Junction 10) or whether it is capped at 1,160 dwellings and does not bring about the M27 J10 improvement.
- 5.10. The PLP will run to 2037; however, the SRTM modelling has used a future year of 2036. No explanation has been provided within the Strategic TA/ STRM modelling report as to why this is the case. AECOM recommend acceptance of the use of 2036, which is a common year for which runs of the SRTM have been made, as a proxy for the new end-date of the PLP.

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- 5.11. For the purposes of this review, Scenarios 2 and 3 are of most interest, as these are the scenarios where the full local plan development has been included. Table 7-1 of the STA indicates that the modelling assumes an additional 6,051 dwellings over the period 2015 to 2036 with the PLP (Scenario 2) than over the same period in the baseline (Scenario 1). This is further substantiated by comparing Tables 7-3 and 7-4, where the difference between the dwelling totals in the two tables is also 6,051. Table 7-5 of the TA sets out the (previously) proposed growth in the PLP between 2021 and 2037 of 8,389 (the figure quoted in the previous PLP), which, once existing commitments (5,410) are deducted, gives a net increase due to the LP of 2,979 dwellings. There is some difficulty in reconciling these figures because one is for the period 2015 to 2036, and the other, 2021 to 2037. Nevertheless, AECOM previously reported within their review of the previous PLP (in TN03), that there appeared to be a significant discrepancy (of 3,072 dwellings) between the modelled figure and the figure in the previous PLP, given that they both purport to represent the net impact of the PLP over and above existing commitments. AECOM previously stated that they could not find an explanation for this in the TA and were concerned that the figure used may be excessive and may result in the modelling reporting more excessive delays and queueing than are likely, and potentially presenting an unrealistic prediction of the future operation of the highway network.
- 5.12. The revised PLP quotes a housing growth figure of 10,594 (2,205 more than the previous PLP) and therefore it would appear that, although this figure more closely reflects the levels included within the modelling, the housing growth assumptions used within the SRTM modelling still remain excessive. **AECOM therefore recommend that clarification is provided with regards to the housing figures used within the SRTM model (for both the 2036 baseline, and 2036 Do Minimum scenarios).**
- 5.13. Paragraph 7.24 of the STA states that the modelling includes the two potential Strategic Growth Areas (SGAs) North of Downend and South of Fareham, and this is confirmed by reference to Figure 7-2, which shows 650 dwellings North of Downend and 1,975 South of Fareham. These SGAs are no longer allocated in the revised PLP, however the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and proposes 550 dwellings, so a broadly similar number of dwellings as the North of Downend SGA. In addition, the additional site allocation HA55 appears to be on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham' and proposes 1,250 dwellings. It is therefore considered that, although the SRTM modelling includes more dwellings at the above two sites than proposed within the revised PLP (within the SGAs), what is included is robust and more accurately reflects the revised PLP forecasts than the previous PLP.
- 5.14. Paragraph 7.7 of the STA states that the PLP will result in approximately 3,000 additional jobs in the Borough over the period 2015 to 2036. Paragraph 7.23 of the STA states that the employment site allocations shown in Table 7-6 of the STA have been included in the model, which shows the cumulative impact of these expansions. Table 7-6 reflects similar levels of employment site growth over the three key employment land sites (Faraday Business Park, Swordfish Business Park and Solent 2) as identified within the PLP, however it does not include for the additional four sites identified within the PLP (equating to an additional 21,950m<sup>2</sup> of employment floorspace), some of which are within the vicinity of the SRN. Therefore, on this basis, **AECOM recommend that the SRTM modelling is updated to reflect the level of anticipated employment growth identified within the PLP.**

### Results

- 5.15. The previous AECOM reviews of the SRTM Report identified the following locations to be of interest to Highways England:
- Segensworth Roundabout – approach from M27 Junction 9;
  - M27 Junction 9;
  - M27 Junction 11 (including the Boarhunt Road M27 Junction 11 off-slip junction); and
  - Delme Roundabout - approach from M27 Junction 11.

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- 5.16. For the purpose of the TA, the following definitions are adopted:
- A 'significant' impact is one where a junction has an RFC of greater than 85% and there is an increase of more than 5% on any one approach arm;
  - A 'severe' impact is one where a junction has an RFC of greater than 95% and there is an increase of more than 10%, or where a delay of greater than 120 second increases by more than 60 seconds per vehicle on any one approach arm
- 5.17. AECOM agree that these are suitable thresholds for identifying junctions likely to be of particular interest in terms of traffic capacity/ congestion effects.
- 5.18. The impact of growth to the 2036 Baseline is illustrated on Figure 8-1 of the TA, where 'severe' impacts are indicated at M27 Junctions 9 and 11 and at the Segensworth roundabout, and a 'significant' impact is predicted at the Delme roundabout.
- 5.19. The net impact of the PLP is illustrated on Figure 9-1 of the STA, where 'significant' impacts are indicated at the Segensworth and Delme junctions and that M27 Junctions 9 and 11 fall below the definition of 'significant'. Whilst M27 Junction 10 is indicated as having a significant increase in traffic flows (TA para 9.5 refers), it does not meet the criteria for a 'significant' impact, presumably because the new layout proposed by the Welborne developer allows it to remain within capacity.
- 5.20. Chapter 10 of the STA reports on the results of a sensitivity test in which the impact of the PLP is tested in a scenario in which Welborne is capped at 1,160 dwellings and the improvements to M27 J10 do not take place. These indicate a 'severe' impact from the PLP at the Segensworth roundabout and a 'significant' impact at the Delme, but not at either M27 Junctions 9 or 11.
- 5.21. Chapter 11 of the STA sets out proposed mitigation schemes at a number of junctions within the Plan area. Whilst the Segensworth roundabout is indicated as having a 'significant' impact, the arm concerned (Little Park Farm Road) is stated as having a low delay per vehicles and manageable queue length. With the introduction of employment site E4c (Little Park Farm) in the revised PLP; this impact may now be different to that reported within the previous SRTM modelling. The problems presented at the Delme roundabout are described in paras 11.40 – 11.42 of the STA. Mitigation in the form of further signalisation of this roundabout is proposed, with bus lane and bus priority signals, segregated cycle lanes and improved pedestrian crossing facilities. This proposal is said to be at an advanced stage of design and to provide adequate capacity in the AM peak, in the 2036 Do Minimum, with further work required to bring the junction within capacity in the PM peak. However, in the Scenario 3 (Do Something scenario), it returns to being within capacity, with a reduction in flow predicted on the approach from M27 Junction 11. The results tabulated in the Local Junction Modelling Report indicate that the approach from M27 Junction 11 remains within capacity in all scenarios.
- 5.22. In Scenario 3, a 'significant' impact is predicted at M27 Junction 9 on the westbound off-slip. However, this is said (at TA para 12.17) to be soluble by adjustment to traffic signal timings on the A27 junctions with Redlands Lane and Bishopsfield Road.
- 5.23. The SRTM modelling report sets out in more detail the results of the SRTM model runs for the Scenarios tested. Results in terms of predicted levels of queueing on M27 slip roads, and on the approaches to the Delme and Segensworth roundabouts from M27 Junctions 11 and 9, respectively, are exactly the same as previously reported, and summarised in section 3 of AECOM's BN03. This confirms that the modelling undertaken has not been adjusted to reflect the amended housing growth set out in the revised PLP relative to previous drafts of the emerging LP.
- 5.24. Therefore, no further review of the modelling outputs has been undertaken. The previous recommendations in BN03 still stand. For reference, these included:
- *AECOM's review of the results of the modelling undertaken has not identified any obvious showstoppers to the emerging Local Plan as currently proposed and this appears to be the*

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*case whether the major development at Welborne, and its associated improvement scheme at M27 Junction 10, goes ahead.*

- *However, there are a number of locations at which long queues are predicted, albeit the net increase in queueing attributable to the Local Plan itself appears to be relatively small. In these locations, the impact of Strategic Growth Areas and substantial individual development sites may identify a need for highway capacity-based mitigation measures as the sites concerned come forward through the Planning Application process, with Transport Assessments supported by detailed junction capacity models. In AECOM's view, these locations include the following:*
    - *The A27 (north) approach to the Segensworth roundabout from M27 Junction 9;*
    - *The M27 westbound off-slip road at M27 Junction 11.*
  - *AECOM therefore recommend that the Infrastructure Delivery Plan (IDP) associated with the Local Plan should state a potential requirement for developer-funded mitigation measures at the locations specified.*
- 5.25. The IDP states on page 72, under 'additional information to note' that *'when considering proposals for growth, any impacts on the SRN needs to be identified and mitigated as far as reasonably possible. Highways England will support proposals that consider sustainable measures which manage down demand and reduce the need to travel. Proposed new growth will need to be considered in the context of the cumulative impact from already proposed development on the SRN and infrastructure improvements on the SRN should only be considered as a last resort.'*
- 5.26. In addition, Policy TIN2 of the PLP, 'Highway Safety and Road Network' states that:
- '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.'*
- 5.27. Therefore, AECOM consider that the text contained within both the IDP and the revised PLP adequately safeguard the SRN by clearly stating that any impacts will need to be identified and mitigated. It is therefore considered that the recommendation at Paragraph 4.6 of BN03 has been adequately addressed.

## 6. Technical Transport Note in Support of Fareham Local Plan (2037)

- 6.1. AECOM have undertaken a review of the 'Technical Transport Note in Support of Fareham Local Plan (2037)' document (TTN) (dated June 2021). The TTN aims to provide a high level assessment of the potential differences between the scenarios modelled in the 2020 Transport Assessment and the scenario within the Revised Publication Plan.
- 6.2. The TTN highlights the 2020 Strategic Transport Assessment findings and conclusions. It then goes on to identify the changes in proposed growth within the revised PLP against those included in the previous modelling (presented in the 2020 STA) with regards to:
- net changes in the quantum of development;
  - changes in quantum of allocations; and

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- net changes in the distribution of development.
- 6.3. With regards to the net changes in the quantum of development, the TTN states that since the previous modelling was undertaken there have been a number of changes to the growth scenario within the Draft Plan as a result of changes to proposed policies regarding both housing and employment, and changes to the number of completions, permissions and windfall sites since the original model runs. The net changes across all model zones are shown in the maps shown in Figures 1-3 of the TTN.
- 6.4. With regards to the changes in quantum of allocations, para 3.2.1 of the TTN states that *'changes are proposed to both the quantum and distribution of allocations. It should be noted that the former strategic growth areas have now become allocations, and the quantum of development in these areas has changed'*. AECOM have noted these changes in the sections above.
- 6.5. Table 1 of the TTN shows the overall change in quantum of allocations only from the 2019 modelling (presented within the 2020 STA).

Table 1: Changes in quantum of proposed allocations

Allocation type	Quantum (Absolute change)	Quantum (% change)
Residential	- 560 dwellings	- 11.4%
Office	- 25,200 sqm	- 68%
Industry and warehousing	+ 9,850 sqm	+ 10%
Other* land uses	- 20,074 sqm	- 81 %

- 6.6. Table 1 of the TTN demonstrates that allocations in the revised PLP are lower in quantum across residential, office and other land uses, and higher in industry and warehousing land uses, than previously accounted for. Overall, there is a decrease in the quantum of allocations in the revised PLP.
- 6.7. With regards to the net changes in the distribution of development, the TTN states that as well as the variations in quantum of development, changes are also proposed to the distribution of completions, windfall, permissions and allocations.
- 6.8. Figure 1 of the TTP shows the residential development quantum changes between the 2019 modelling and the revised PLP, and from Highways England's perspective, shows generally a reduction in dwellings in the vicinity of the SRN, with the majority of increases concentrated around the town centre and away from the SRN junctions. Figure 2 shows significant increases in office space developments (B1) around M27 Junctions 9 and 10 and Figure 3 shows significant increases in Industry and Warehousing (B2 and B8) developments to the north of M27 Junction 9 and to the south of Junction 11.
- 6.9. Section 4.1.1 of the TTN under the heading 'next steps' states that *'the overall quantum of proposed allocations is now lower than that tested through the 2020 Draft Plan. It could, therefore, be said that the 2020 Draft Plan represents a very robust assessment of the quantum of development on the highway network. However, the distribution of uses, and the changes in the baseline, mean that localised impacts would be experienced'*.
- 6.10. The TTN goes on to state that *'given that the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation. There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this. The Revised Publication Local Plan requires site specific Transport Assessments to be undertaken for sites. These assessments must include considerations of potential impacts for other allocated sites and must meet the criteria of the Highways Authority and, where relevant, the*

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*Highways Agency (sic). Given the overall reduction in traffic generated, the Plan is still anticipated to be deliverable and sound overall from a transport perspective, albeit potentially with some additional localised mitigation measures'.*

- 6.11. Although it is agreed that the redistribution of uses and allocation sites will result in localised impacts that have not been reported in the modelling work undertaken to date, AECOM agree that the modelling undertaken still offers a robust assessment of the development quantum and the impacts on the SRN, and that these impacts should be capable of being identified and mitigated as required through site specific Transport Assessments.

### 7. Downend Sites Highways Review

- 7.1. AECOM have undertaken a high level review of the 'Downend Sites Highways Review' (DSHR) document produced by Mayer Brown (dated June 2021).
- 7.2. The DSHR report considers the area previously known as 'Strategic Growth Area: North of Downend', which was included in the Regulation 18 Draft Local Plan and was not included in the Publication Plan, and is now known as Downend Road East and Land west of Downend Road. The revised PLP includes development on land to the east and west of Downend Road which is proposed for 900 dwellings. Development on the land east of Downend Road is included as allocation HA4 Downend Road East in the Publication Plan and has capacity to provide 350 of the 900 dwellings. Mayer Brown have produced a separate Highway Review for allocation HA4 Downend Road East, dated November 2020. As HA4 Downend Road East has been included within the LP for the previous AECOM reviews, the November 2020 report has not been reviewed within this TN, which focuses on the new allocation, HA56.
- 7.3. The DSHR report considers the highway and transport issues for the housing sites east and west of Downend Road.
- 7.4. The DSHR report states that the STA, and SRTM modelling produced to inform the STA provide a robust assessment of the transport infrastructure's ability to accommodate the increased demand and of the necessary mitigation. It states that *'based on the reduction in the proposed number of dwellings, it is considered that the impact of the Publication Plan development is likely to be less than that assessed in the STA'*. AECOM are broadly in agreement with this statement as noted in the sections above.
- 7.5. Section 2 of the DSHR summarises the AECOM/ Highways England consultation response to the Regulation 18 Draft Local Plan (as documented in TN02). In response to AECOM's Recommendation 3 in TN02 (where it was recommended that more detailed junction capacity modelling of M27 Junctions 9 and 11 should be undertaken (with specific concerns raised at Junction11 westbound offslip)), the DSHR confirms that the STA demonstrated that the implementation of the Local Plan development (which included the Downend sites) would result in a positive impact at the M27 J11 WB off-slip during the AM peak (1% reduction in the AM peak predicted RFC at the M27J11 WB off-slip, and the same RFC in the PM peak). This is noted.
- 7.6. The DSHR states that *'throughout development of the Local Plan, FBC have continued to engage with HE. At a video meeting of 1st May 2020 between FBC, HE and MB, HE confirmed that the Local Plan developments included no showstoppers. In reference to the M27 J11, HE advised that they would not be encouraging measures to increase highway capacity and would be seeking to address capacity issues, through encouragement of measures to support sustainable travel. With regard to Land west of Downend Road, HE advised that they would be more concerned with any tailback from the Delme roundabout rather than the direct impact on the M27 J11. As the LHA are the highway authority for Delme roundabout, HE advised they would be content if the LHA are content.'* AECOM are unable to independently verify these statements, and for the purposes of this review, take them at face value.

## Technical Note 04

- 7.7. The DSHR states that the STA demonstrates that the proposed mitigation measures at the Delme Roundabout, would successfully mitigate the impact of Local Plan growth (including the two Downend sites). This too is noted.
- 7.8. Section 4 of the DSHR discusses the issues raised in previous planning applications for the sites and Section 5 provides the following conclusions of relevance to Highways England:
- *'The strategic traffic modelling undertaken by Systra on behalf of FBC demonstrates that the cumulative impacts of the Local Plan developments, which includes the Downend sites, will not result in any severe traffic impacts at junctions south of the M27. The SRTM modelling, dated May 2020 predicted significant impacts to occur at only one junction proximate to the Downend sites – the Delme Roundabout. The STA identifies appropriate mitigation and demonstrates that the mitigation measures would successfully mitigate the impact of Local Plan growth, so that the impact is no longer classified as meeting either the "significant" or "severe" criteria;*
  - *'The site promoter proposes a masterplan which would provide a new east-west link road between the A27 and Downend Road, with a new signalised access junction direct onto the A27. Analysis provided by the site promoter shows that the new link road would improve traffic conditions on the A27 corridor, through the Delme roundabout and on the southern section of Downend Road through provision of an additional route;*
  - *The analysis provided by the site promoter shows that the proposed Land west of Downend Road site and associated link road would result in a reduction in southbound queuing on the A27 from the M27 J11 to the Delme roundabout in 2036, when compared to the "without development" scenario; and*
  - *Mitigation at the Delme roundabout, included in the Strategic Transport Assessment, would further improve congestion on the southbound approach to the roundabout'.*
- 7.9. AECOM are broadly in agreement that it appears that the impacts of the Land West of Downend West site allocation on M27 Junction 11 (and the nearby Delme Roundabout) can be successfully mitigated so that the safe and efficient operation of the SRN is not compromised. This conclusion should be formally confirmed through the provision of a site-specific Transport Assessment, as required by Policy TIN2 and paragraphs 10.17 – 10.19 of the Revised PLP.

## 8. Conclusion

- 8.1. This TN documents a review, carried out by AECOM on behalf of Highways England, of the Revised Regulation 19 Fareham Publication Local Plan (the PLP). The purpose of this review is to understand the impact of the proposed Local Plan site allocations within Fareham on the Strategic Road Network (SRN) and to determine whether sufficient highway infrastructure and mitigation is proposed to accommodate the planned growth.
- 8.2. AECOM have previously undertaken four tasks in relation to the Fareham Local Plan with the initial work being reported in AECOM TN01 and TN02. TN02 documents AECOM's review of the Fareham Local Plan 2036 Supplement document, which set out the plan for future development within Fareham and was an extension of the 2017 Draft LP which had already been consulted on. Within the LP Supplement, the development strategy and housing sections of the 2036 plan had been updated to reflect the increased housing requirements for Fareham. The work reported in Briefing Note BN03 reported on the responses received from the Local Planning Authority and their Consultants to the issues raised in TN02. The most recent work reported in TN03 was a review of the previous (since revised) Regulation 19 Fareham Publication Local Plan whereby AECOM determined that had changed since the previous AECOM review and assessed whether the amendments are likely to have a detrimental impact on the SRN.
- 8.3. The purpose of this review was therefore to determine what has changed within the most recent PLP since the last AECOM review (presented in TN03), and to assess whether any of the amendments are likely to have a detrimental impact on the SRN .

## Technical Note 04

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- 8.4. This TA has identified some issues and concerns which should be addressed. These recommendations are listed in the Executive Summary and highlighted by the use of bold underlined text in the main body of this document. Recommendations regarded as critical to the acceptability of the forthcoming Local Plan are coloured **red**. Recommendations regarded as important but not critical to the acceptability of the forthcoming Local Plan are highlighted in **amber**.
- 8.5. **AECOM advise Highways England to formally raise the concerns highlighted in this note in the consultation response to the Regulation 19 Publication Local Plan 2037 and to continue to work with Fareham Borough Council and the other stakeholders to resolve the issues identified.**



**White, Lauren**

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**Subject:** FW: Network Rail

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**From:** Laura Mellon <[REDACTED]>  
**Sent:** 02 August 2021 11:24  
**To:** Drake, Pete <PDrake@Fareham.Gov.UK>  
**Subject:** Network Rail

OFFICIAL

Hi Fareham Planning Team,

Thank you for consulting Network Rail on the Regulation 19 and infrastructure requirements documents. Apologies for the delay in responding to this however Network Rails comments are below.

Network Rail welcomes the opportunity to comment on this important consultation and would like to be kept informed on any future updated on the Local Plan.

As part of Network Rail's license to operate and manage Britain's railway infrastructure, Network Rail have the legal duty to protect rail passengers, the public, the railway workforce, and to reduce risk at our level crossings so far as is reasonably practicable.

We believe that any future developments take into consideration the impact on use of these crossings and any resulting increase in risk. This clearly will require early consultation between the planning authority, developers and NR to identify ways that any increase in risk can be mitigated.

Network Rails level crossings teams' welcome further discussions

In terms of the infrastructure requirements in the area Network Rail would like to highlight the following:

- Swanwick Station is not a fully accessible station and so promoters of developments nearby may want to consider the impact of this on residents and visitors. Enhancements to the accessibility of the station would be of benefit to those living or working in the area who may require step-free access to the railway.
- Fareham Borough Council have previously shown interest in making Swanwick a parkway station and so it would be useful to understand if this is still an ambition and how this may then impact/be impacted by the developments in the area.
- The [Solent Connectivity CMSP](#) had suggested the conversion of Platform 2 at Fareham Station into a through platform (it is currently a bay platform), amongst other recommendations. If this progresses, it may give rise to an opportunity to combine funding sources to take forward wider improvements in and around the station. This could potentially generate efficiencies in utilising resources and reduce the scale of disruption than if various schemes of work were undertaken at different times.

I hope this is helpful in going forward with your documents. If you would like to discuss anything further please do not hesitate to contact me.

Kind Regards



**Laura Mellon MRTPI**  
Town Planner  
Network Rail Property (Southern)



*At Network Rail we work flexibly – so whilst it suits me to email now, I do not expect a response or action outside of your own working hours*

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# **FAREHAM REVISED PUBLICATION LOCAL PLAN 2037 – REGULATION 19 CONSULTATION**

## **LAND ADJACENT TO 75 HOLLY HILL LANE, SARISBURY**

### **REPRESENTATIONS ON BEHALF OF BARGATE HOMES**

#### **TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004**

**Prepared by: Jeremy Gardiner & Trevor Moody**



**Pegasus Group**

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

**DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE**

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales  
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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**APPENDICES:**

**1.0 Landscape Response prepared by Terra Firma Consultancy including  
Opportunities and Constraints Plan**

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## **1.0 Introduction**

- 1.1 The following representations are prepared by Pegasus Group on behalf of our client, Bargate Homes. Our client has interests in Land adjacent to 75 Holly Hill Lane in Sarisbury (SHELAA ID: 1005).
- 1.2 Our previous representations (dated December 2020) on the Publication Local Plan set out suggested amendments to draft Policy wording. However, these changes have largely not been made. As such, these representations reiterate our client's concerns in this regard as well as expressing strong concerns relating to the latest approach to housing delivery set out within the RPLP.
- 1.3 Our client is an important stakeholder within Fareham and is keen to work with the Council to produce a plan which is legally compliant and meets the tests of soundness set out within the revised National Planning Policy Framework (NPPF) published on 20th July, 2021. Currently the plan is neither legally compliant nor sound.
- 1.4 The following representations utilise the same format as the Council's response form. Each area of the RPLP which is deemed to be either not legally compliant or unsound is clearly outlined below. Proposed changes to the plan in relation to policies, supporting text and the proposals map are provided.

## 2.0 Representations Form

### PERSONAL DETAILS

#### A1 Is an Agent Appointed?

Yes

#### A2 Please provide your details below:

Title:

First Name:

Last Name:

Job Title:

Organisation: **Bargate Homes**

Address: c/o Agent

#### A3 Please provide the Agent's details:

Title: Mr.

First Name: Jeremy

Last Name: Gardiner

Job Title: Senior Director

Organisation: Pegasus Group

A  
P  
T  
E

#### B1 Which part of the Revised Publication Local Plan is this representation about?

These representations relate to the overall Revised Publication Local Plan and to documents forming part of its evidence base.

#### B1a Which Paragraph?

---

**B1b Which Policy?**

DS1: Development in the Countryside

DS2: Development in Strategic Gaps

DS3: Landscape

H1: Housing Provision

HP1: New Residential Development

HP4: Five Year Housing Land Supply

**B1c Which part of the Policies Map?**

Land adjacent to 75 Holly Hill Lane, Sarisbury

ASLQ designation

**B1d Which new housing allocation site?**

HA54: Land East of Crofton Cemetery and West of Peak Lane

HA55: Land South of Longfield Avenue

BL1: Broad Location for Housing Growth

**B1e Which new or revised evidence base document?**

**B2 Do you think the Revised Publication Local Plan is:**

Legally compliant - **No**

Sound - **No**

Complies with the duty to co-operate - **No**

**B3 Please provide details you have to support your answers above**

**The RPLP Is Not Legally Compliant:**

The National Planning Policy Framework (NPPF) states (paragraph 16 a) that Plans should "be prepared with the objective of contributing to the achievement of sustainable development". Footnote 11 confirms that this is a legal requirement of local planning authorities in exercising their plan-making functions. Meeting the objectives of sustainable development includes "...meeting the needs of the present...". By preparing a Plan which does not allocate sufficient land to meet the housing needs of the borough or the housing needs of neighbouring local planning authorities, and by failing to allocate land in locations which best respond to those housing needs, the local planning authority is failing to plan to deliver sustainable development and therefore failing to meet its legal obligations in this regard.

Paragraph 4.3 of the Revised Publication Local Plan (RPLP) recognises that the Standard Method provides for the minimum housing need and that the local housing need can be greater due to affordable housing needs and due to the unmet needs of neighbouring areas. Pegasus Group has calculated that:

- There is a need for 3,711 affordable homes in Fareham Borough over the plan period 2020-2037;
- The unmet affordable housing needs of neighbouring areas will increase this figure;
- Even if every site in the Council's estimated sources of supply of affordable homes was able to viably deliver policy-compliant levels of affordable housing, the RPLP will facilitate the delivery of 2,455 affordable homes at most;
- In order to meet affordable housing needs in full, in accordance with the Council's stated commitments in its Vision and Strategic Priority 1 of the RPLP, then the supply of affordable home should be increased by a minimum of 1,038 units, requiring additional allocations of greenfield land to deliver 2,594 homes or of brownfield sites to deliver 2,965 homes;
- Therefore, it is necessary for the RPLP to deliver a total of at least **13,188** homes over the plan period if affordable housing needs are to be met. If the Council's proposed (but unevidenced) contribution to the unmet needs of neighbouring authorities – of 900 dwellings – is added, this generates a housing requirement of **14,088** dwellings for the plan period;
- The RPLP proposes to deliver 10,594 homes over the plan period. It will therefore significantly under-deliver against local housing needs, therefore fail to deliver sustainable development and fail to meet its legal obligations.



## **The RPLP Is Unsound**

Paragraphs 1.5 and 1.6 of the RPLP set out the Tests of Soundness and how they are achieved:

*"1.5 This is a formal, statutory stage in the production of the Local Plan, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The Regulations specify that this stage of the plan is subject to a six-week period of consultation. The representations made to the consultation must focus on the 'Tests of Soundness' which require that the Local Plan has been '**positively prepared, justified, effective and consistent with national policy**'*

*1.6 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:*

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

**The RPLP has not been positively prepared** because it:

- Fails to meet the area's objectively assessed needs as described above;

- Is not informed by agreements with neighbouring authorities in accordance with the Duty to Cooperate so its housing provision proposals are not informed by a clear understanding of the unmet needs of neighbouring authorities;
- Is not consistent with achieving sustainable development – by definition it cannot be, because it is not planning to meet the area's objectively assessed needs.

**The RPLP is not justified** because it:

- Does not provide an appropriate strategy, taking into account the reasonable alternatives. Its strategy should properly plan to contribute towards meeting the unmet needs of neighbouring authorities including Gosport Borough, based on formal agreements with those authorities which should have been in place as part of the plan preparation process. The strategy for addressing Gosport's unmet housing needs should include housing allocations in Fareham Borough. This should include allocation of Land adjacent to 75 Holly Hill Lane for about 30 dwellings;
- Has not been prepared on the basis of a proportionate evidence base. Pegasus Group are of the opinion that the evidence base supporting the RPLP is lacking in numerous pieces of evidence required by national policy and guidance if it is to be regarded as having been soundly prepared. Missing evidence of fundamental importance includes:
  - (i) An assessment of the need for affordable housing over the plan period as required by paragraph 62 of the NPPF,
  - (ii) An assessment of the need for affordable housing which demonstrably adopts the methodology of national guidance or which provides the necessary outputs,
  - (iii) An assessment of the unmet need for affordable housing from neighbouring authorities as required by paragraphs 35a and 61 of the NPPF,
  - (iv) Statements of Common Ground with neighbouring authorities that reflect the current minimum need for housing as required to meet the Duty to Cooperate and as required by paragraph 27 of the NPPF,
  - (v) An assessment of how the out-of-date identified unmet needs are to be

distributed as required by the PPG (61-012) and thereby paragraph 27 of the NPPF,

(vi) A detailed housing trajectory as required by paragraph 74 of the NPPF,

(vii) Evidence required to demonstrate that a five-year land supply at the point of adoption is available as required by paragraph 74 of the NPPF, and

(viii) Clear evidence that completions will be achieved on sites with outline planning permission, and on sites which are allocated or proposed to be allocated, such that these can be considered to be deliverable according to the NPPF.

In the absence of this evidence, the RPLP cannot be regarded as justified or sound, and its preparation has not been in compliance with the Duty to Cooperate.

**The RPLP is not effective** because it:

- Is not deliverable, given the uncertainties which exist around the delivery and viability of Welborne; the uncertainties which exist around the delivery and viability of the Policy BL1 Broad Location for Housing Growth allocation; and the strong objections made to a number of the proposed allocations including HA54 Land East of Crofton Cemetery and West of Peak Lane on which there has already been two refusals of planning permission, and HA55 Land South of Longfield Avenue, both of which lie in a narrow and open part of the Fareham – Stubbington Strategic Gap of high landscape sensitivity.

**The RPLP is not consistent with national policy** because it:

- Will not enable the delivery of sustainable development by failing to meet the housing needs of the area;
- Has not been prepared on the basis of the evidence required by national policy and guidance, as described above.

**The RPLP does not meet the Duty to Cooperate**

The housing provision proposals of the RPLP have not been prepared on the basis of agreements with other planning authorities set out in Statements of Common Ground. This is contrary to Government PPG advice.

In relation to unmet need, it should also be remembered that Welborne (previously known as the North of Fareham SDA) was originally conceived by PUSH (now PfSH) as one of two SDAs which were promoted to meet the sub-regional needs of south Hampshire and brought forward in the "South East Plan". The Inspector's Report on the Examination into the Fareham LDF Core Strategy (dated 20th July, 2011) identified five Main Issues, Main Issue 1 being:

*"7. The North of Fareham SDA represents the most significant and controversial element of the Core Strategy. ....While the principle of the SDA's development is contained in the regional strategy – policy SH2 of the South East Plan (SEP) – the justification for the proposal derives from evidence prepared by South Hampshire local authorities (the Partnership for Urban South Hampshire [PUSH]) during the SEP's preparation....The advantages of SDAs are seen as threefold: safeguarding existing towns and villages by reducing coalescence; providing more opportunities for planning gain; and achieving a critical mass to deliver sustainability benefits. The development now proposed is one of two SDAs proposed by PUSH and brought forward into the SEP. Both are aimed at meeting sub-regional housing needs and, as such, their housing totals are separated from the housing requirement for the remainder of the Boroughs concerned in the sub-regional strategy and SEP."* (our underlining)

However, the Council is now treating Welborne as a source of housing supply for Fareham Borough only, disregarding its planned sub-regional role. This compounds the lack of positive preparation of the RPLP and starkly contrasts the Council's current approach to the delivery of housing to meet sub-regional needs with its approach of a decade ago.

**For these many reasons, the RPLP is unsound. It should be replaced by a further Regulation 19 plan which has been prepared on a legally compliant and sound basis.**

---

## **Representations about specific draft Policies of the RPLP:**

### **Section 3: Development Strategy**

This section of the RPLP is substantially focussed on restricting development outside the existing settlement policy boundaries of urban areas. As part of the previous round of consultation on the Publication Local Plan, we submitted strong objections to the overly restrictive nature of the policies contained within this section of the Local Plan. No material changes have been made as part of the RPLP in response to those objections and so our key concerns are re-iterated below.

Paragraph 3.9 of the RPLP states:

*"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." (our underlining)*

Our client objects to the identification of the Areas of Special Landscape Quality (ASLQ) in the borough, and particularly to the presumption against development in ASLQ and against the allocation of any sites for development within these areas. This is discussed in detail in the section relating to Policy DS3: Landscape below.

### **Policy DS1: Development in the Countryside**

For housing development which is brought forward in the absence of a 5-year housing land supply, Policy HP4 applies. This will necessarily introduce new built

form onto greenfield sites adjacent or well related to existing urban area boundaries. This will inevitably cause a change to the landscape character of the site and immediately adjacent land. Criteria ii) and iii) require proposals to "conserve and enhance landscapes" and "recognise the intrinsic character and beauty of the countryside". It is not clear which "landscapes" are being referred to – the spatial extent of 'landscapes' should be defined here to avoid ambiguity. While the landscape as a whole could be enhanced by carefully designed development proposals, the principle of landscape change within the site itself should be established. If this requirement to 'conserve and enhance landscapes' is applied to the landscape features and character of a potential development site, then this requirement is excessive and unachievable once the landscape 'change' from an undeveloped site to a developed site is taken into account. Either the spatial extent of 'landscapes' should be defined or the requirement to 'enhance landscapes' be removed from the policy.

Moreover, it is not clear how the extent to which a proposal has recognised "the intrinsic character of the beauty of the countryside" can be measured. After all, those attributes can be "recognised" but then disregarded. It is true that every area of countryside has a "character" but not that every area of countryside has "beauty".

Criterion v) should include an exception for development which is brought forward under Policy HP4, where the application of the "tilted balance" would allow the loss of BMVAL.

Paragraph 3.39 fails to explain how this policy works in relation to housing policies.

### **Policy DS3: Landscape**

This draft policy designates about a quarter of the land area of the Borough as "Areas of Special Landscape Quality" (as shown on Figure 3.3).

From the commentary provided in paragraph 3.49, it appears that the Council is equating its 'Areas of Special Landscape Quality' (ASLQ) with 'valued landscapes'. This is questionable. All landscapes are valued at some level by different people. NPPF paragraph 174 triggers a need to consider when landscape value is just a local consideration, or when landscapes are more 'out of the ordinary'.

Fundamentally, for a landscape to be a valued landscape, it does not have to be designated - so by designating the ASLQ (or by creating a valued landscape designation) the Council is at risk of creating a policy that is irrelevant, because guidance says that non-designated landscapes can be valued, so site-by-site assessments will be required in any event. Given that Policy DS3 is irrelevant, it is unnecessary and it should be deleted.

However, if it is held that Policy DS3 should not be deleted, the following comments apply.

Paragraph 3.55 states that "...all parts of the Borough have some landscape quality and may be sensitive to landscape change". This is ambiguous. All landscape will be of 'a quality' but quality (in GLVIA3 aligned with condition) is only one consideration of landscape sensitivity.

With regard to "How the policy works", paragraph 3.56 states that "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.". The GLVIA3 is an extensive and diverse document and, if it is to be used as basis for this policy then a specific reference or explanation should be provided as to how points a-g have been derived.

Paragraph 3.57 refers to the submission of "...a proportionate Landscape Assessment". In the event that Policy DS3 is not deleted, this should be amended to require the submission of a 'Landscape and Visual Impact Assessment'. There are many applications of Landscape Assessment and several forms of reporting. Reference to LVIA would be specific and clear as to what is required (and incidentally relates better to the approaches set out in GLVIA3).

Having specific regard to our client's land interest adjacent to 75 Holly Hill Lane in Sarisbury, the site has previously been promoted through FBC's SHELAA, the latest version of which is dated April 2021 (Site ID 1005) and was discounted solely because it is located within an ASLQ. Consequently, our client has appointed Terra Firma Consultancy to review this matter and a Landscape Response is attached to these representations at Appendix 1, together with an Opportunities and Constraints Plan for the site.

In summary, it is considered that if Policy DS3 is not deleted, it should better allow

for flexibility when it can be proven that parcels of land within the ASLQ, when taken in isolation and studied in depth, can accommodate sensitive small-scale development. It is considered that our client's site has capacity for development without detriment to the wider Landscape Character Area and would also create opportunities for landscape enhancement and protection.

### **HA55 Land South of Longfield Avenue / HA54 Land East of Crofton Cemetery and West of Peak Lane / DS2: Development in Strategic Gaps**

There is an inherent contradiction between Policy DS2 and proposed allocation HA55 in particular, and to a lesser extent, HA54. Policy DS2 states that:

***"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."***

Housing Allocation Policy HA55 allocates Land South of Longfield Avenue for residential and mixed use development with an "indicative yield" of 1,250 dwellings. The number of dwellings is to be confirmed through a Council-led masterplanning exercise. Criterion b) states:

***"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...."***

This illustrates the fundamental problem with a proposed allocation of this scale – it is located in an open landscape between Fareham and Stubbington and its effect will be to potentially almost halve the width of the Strategic Gap at this point. A development of 1,250 homes and other built form will not ***"maximise the open nature of the existing landscape"*** – that can only be achieved by development being allocated elsewhere. This allocation will inevitably cause significant harm to the integrity of the Strategic Gap by physically and visually diminishing the remaining extent of open land, which also includes the route of the Stubbington Bypass, to such an extent that the function of this part of the Strategic Gap will be significantly undermined, contrary to Policy DS2.



The executive summary of the "Technical Review of Areas of Special Landscape Quality and Strategic Gaps" (undertaken by Hampshire County Council (HCC) on behalf of FBC and published in September 2020) makes two observations in respect of the Fareham to Stubbington Strategic Gap, stating that (Technical Review, pages 6 and 7):

*"The Fareham-Stubbington Strategic Gap is proposed for continued designation, also having strong sub-regional agreement for its designation, and a clear role in preventing settlement coalescence through continued and heavy pressure for Southern expansion of Fareham and Northern and Eastern expansion of Stubbington, but it is considered that there are some opportunities for development to be accommodated within the landscape, without compromising the Strategic Gaps function..."*

*Possible adjustments to the Fareham-Stubbington Strategic Gap could be considered in the following locations:*

- *An area to the South of Fareham, and west of HMS Collingwood, as some development in this area could be visually absorbed into the Gap without compromising the Gap function..."*

The Technical Review goes on to state that an area south of Fareham and west of HMS Collingwood be considered as a potential location for development. This Technical Review was prepared as part of the evidence base for the December 2020 Regulation 19 local plan, so it was written to support its proposals. The RPLP now proposes additional housing allocations including HA55 Land South of Longfield Avenue. Development in that location would place development in a open and exposed part of the landscape, at a point where the existing Strategic Gap (between HMS Collingwood / Newlands Farm and Stubbington) is only between ca. 325m and 550m wide. This contradicts some of the principles set out in the analysis and conclusions of the HCC Technical Review and calls into question the robustness of the technical assessment work which led to the HA55 allocation being proposed.

Housing Allocation Policy HA54 allocates Land East of Crofton Cemetery and West of Peak Lane for housing with an indicative yield of 180 dwellings. Whilst this development would not physically reduce the width of the Strategic Gap at this point, the development of this site will consolidate the extent of built form on the northern edge of Stubbington, and, when taken together with the potentially

significant physical and visual impacts of the proposed HA55 allocation, the two developments are likely to harmfully affect the integrity of the Strategic Gap. It is understood that the promoters of the HA54 site, Persimmon Homes, are pursuing an appeal against the Council's decision to refuse permission for 206 dwellings on the site (P/20/0522/FP, refused 17 February 2021). Two of the Council's ten reasons for refusal were:

- "ii) *The development of the site would result in an adverse visual effect on the immediate countryside setting around the site.*
- iii) *The introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces."*

It is not clear how a reduction in the yield of this site from 206 dwellings to 180 dwellings could overcome these reasons for refusal as the quantum of development is similar. "Adverse visual effects" are still likely to result, compounding the significant harm to the integrity of the Strategic Gap which will result from the development of the HA55 allocation.

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

This policy proposes the delivery of up to 620 dwellings in years 10 – 16 of the plan period from the redevelopment of a part of Fareham town centre which includes the Council's Civic Offices, Fareham Shopping Centre, surface and multi-storey car parks, Fareham Library, Fernham Hall, the Police Station and Bus Station offices. This is a highly complex site with multiple ownership and stakeholder interests, and significant existing built form, and its redevelopment is likely to be a challenging and protracted process which will foreseeably extend well beyond the plan period. This policy is high level and aspirational, and as such it should not form part of the housing supply for the plan period. The revised NPPF published on 20 July, 2021, states (para. 22) with regard to Strategic Policies:

***"...Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks***

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***further ahead (at least 30 years), to take into account the likely timescale for delivery."***

Policy BL1 requires such a 30 year delivery timescale and the RPLP should be amended to this effect. It should be assumed that any housing completions from this site will come beyond the plan period.

### **Policy HP1 New Residential Development**

As worded, this policy does not list all of the circumstances in which housing will be permitted outside the urban area.

For clarity, amend to add:

***"c) It is for small-scale housing development that accords with Policy HP2.***

***d) It is in circumstances where the Council cannot demonstrate a Five Year Housing Land Supply and the proposal accords with Policy HP4."***

### **Policy H1 Housing Provision / Policy HP4 Five-Year Housing Land Supply**

Pegasus Group has reviewed the RPLP and its evidence base and concludes that the RPLP:

- Proposes a housing requirement that will not meet the affordable housing needs of Fareham Borough let alone contribute to the unmet affordable housing needs of neighbouring authorities. contrary to the Vision and Strategic Priority 1 of the RPLP and contrary to paragraph 20a of the NPPF;
- Proposes a contribution towards the unmet needs of neighbouring authorities that has not been demonstrated to be sufficient or to be in an appropriate location as required by paragraphs 11b and 61 of the NPPF;
- Has not been informed by effective and on-going joint working such that the duty to cooperate has not been met as required by paragraphs 26 and 27 of the NPPF;

- Proposes a stepped housing requirement, beginning at 300 dwellings per annum (so well below the Standard Method requirement of a minimum of 541 dwellings per annum) without any consideration of the significant existing backlog of housing supply, such that the needs of the present will not be provided for as required by paragraph 7 of the NPPF;
- Unjustifiably proposes a stepped housing requirement which requires less development in the early years of the plan period than the trajectory suggests can be achieved which will only serve to unnecessarily delay meeting development needs contrary to the PPG (68-021);
- Unjustifiably proposes a stepped housing requirement to secure a five-year land supply but sets this significantly below the level at which the RPLP would demonstrate a five-year land supply and therefore serves to delay meeting development needs contrary to the PPG (68-021);
- Seeks to replace paragraph 11d of the NPPF with Policy HP4 which is clearly inconsistent with the NPPF and actively undermines the operation of the NPPF;
- Does not identify a sufficient developable supply to meet even the proposed housing requirement for 9,556 homes in the RPLP contrary to paragraph 68 of the NPPF, and
- Does not provide any evidence that a five-year land supply will be able to be demonstrated at the point of adoption as required by paragraph 74 of the NPPF.

The Council has a history of persistent failure to deliver a Five Year Housing Land Supply since at least 2015. During this period, extant Local Plan Policy DSP40 has purported to operate as a "safety net" policy (as Policy HP4 is now proposed to operate) to facilitate the release of additional sites for housing to restore a five year supply of housing land. In June 2021, as part of an appeal by Bargate Homes against the Council's refusal of consent for 99 dwellings on Land East of Newgate Lane East (Appeal ref. APP/A1720/W/21/3269030) the Statement of Common Ground signed by the Council and the Appellant stated that it was agreed that the Council was unable to demonstrate a Five Year supply, and that the Council identified a 3.57 year supply while the Appellant identified a 0.95 year supply. Whilst the precise extent of the shortfall was not agreed, this confirms that the extant Policy DSP40 has not been operated in a manner which delivers a Five Year

supply. That policy is demonstrably not fit for purpose. Policy HP4 is similar, so is therefore likely to be similarly operated by the Council, perpetuating the persistent under-supply of housing in the Borough. This assertion is wholly supported by the decision letter from the Inspector, Mr. G.D. Jones dated 28 July, 2021, who determined appeals relating to Land East of Newgate Lane East, Fareham which comprises the southern part of the former HA2 allocation (Appeals Ref. APP/J1725/W/20/3265860 and APP/A1720/W/21/3269030). Here at paragraph 46 the Inspector commented:

*"LP2 Policy DSP40 criteria (ii) and (iii), however, carry greater weight, albeit that the evidence indicates that the balance they strike between other interests, including character / appearance and the Strategic Gap, and housing supply may be unduly restrictive given that the housing supply shortfall has persisted for a number of years in spite of this Policy."*

As currently drafted, Policy HP4 is even more restrictively worded than its predecessor DSP40. In particular:

- *DSP40 iii) The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the on the Countryside and, if relevant, the Strategic Gaps;* has been re-worded as below:
- *HP4 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 recognises the intrinsic character and beauty of the countryside and, if relevant, does not significantly affect the integrity of a Strategic Gap;*

Policy DSP40 recognises that the operation of the policy necessarily involves permitting new housing on greenfield land which is currently designated as "countryside", and perhaps also as "strategic gap", and that such development will inevitably have some landscape impact – so it sets out an aspiration for such adverse impacts to be minimised. This has been regarded as a reasonable approach by appeal Inspectors.

Policy HP4 on the other hand removes the reference to minimising adverse impacts and replaces it with a nebulous requirement for developments to *"recognise the intrinsic character and beauty of the countryside"*. It is unclear how this policy test

can be satisfied, and it is likely to mean that the Council will release even fewer sites for housing to meet its Five Year Housing Land Supply shortfall than it has done previously.

### **Representations about the RPLP Proposals Map: Allocation of Land adjacent to 75 Holly Hill Lane for residential development**

The 2020 Regulation 19 Plan was prepared on the basis of a lower housing target for Fareham Borough calculated from the Government's consultation draft changes to the Standard Method, which were published for consultation in August 2020. Of course, the Regulation 19 Plan was soon found to be based on erroneous assumptions, because the Government confirmed in December 2020 that Fareham's housing requirement calculated through the Standard Method would remain as previously.

The Council has decided to introduce Policy HA55 South of Longfield Avenue draft allocation for about 1,250 dwellings alongside other new draft allocations in order to help meet the higher housing requirement.

In our submission, HA55 should be deleted or its proposed housing yield should be significantly reduced, and other sites that have a lesser / no impact upon the Strategic Gap and countryside should be allocated including those promoted by Bargate Homes which include Land adjacent to 75 Holly Hill Lane.

As set out above, the sole reason for discounting the site as an allocation within the SHELAA is because of its location within the proposed ASLQ designation, and our client's objection to this is set out above.

Otherwise, the SHELAA confirms that the principle of highway access to the site is acceptable, subject to allowing for the turning of refuse vehicles within the design of the access road, which could be addressed. It is confirmed that there are no known conservation constraints or noise/air quality constraints, and that the site is not within an identified area of archaeological potential. The SHELAA suggests that there is the potential for moderate to high quality habitats and ecological interest within the woodland areas, but this could be assessed and appropriately mitigated.

In terms of its accessibility and sustainability, the SHELAA confirms that the site is located within 800m of accessible green space or play space, within 800m of a community/leisure facility, within 1,200m of a Primary School and within 1,600m of a Secondary School. It is also noted that the site is located 0.5 miles (by road) to the south of the A27 and its associated local facilities and services. There are also bus routes that run along Barnes Lane to the east, and the A27.

The SHELAA concludes that the site is both available and achievable but that it is not suitable due to its location within an ASLQ.

The Landscape Response prepared by Terra Firma Consultancy submitted previously, and enclosed at Appendix A, includes an Opportunities and Constraints Plan for the site which identifies an indicative developable area extending to approximately 0.93 hectares. On the basis of a development density of 30-35 dph, this would equate to the provision of between 28-33 dwellings on the site.

On the basis of the above, the Council is encouraged to allocate Land adjacent to 75 Holly Hill Lane in Sarisbury for about 30 dwellings and amend the RPLP Proposals Map accordingly. This site is controlled by a highly reputable local housing developer – Bargate Homes – who has a strong local track record of delivery and is keen to bring it forward for development immediately, such that the site can make an important contribution to the Council's five-year housing land supply.

#### **B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?**

- Plan to meet the area's housing needs including its affordable housing needs and the unmet needs of neighbouring authorities;
- Address the identified significant gaps in the evidence base supporting the RPLP which should have been in place ahead of the plan's preparation so that its spatial strategy and level of housing provision are prepared in accordance with legal requirements and national policy and guidance;
- Accordingly, increase the RPLP's proposed housing provision to a minimum of 14,088 dwellings;
- Amend Policy DS1 as set out above;
- Delete Policy DS3;

- Delete proposed housing allocation HA55 South of Longfield Avenue or significantly reduce (perhaps halve) the quantum of housing proposed in that location to preserve the integrity of that part of the Strategic Gap;
- Review and reduce the quantum of housing proposed through the HA54 East of Crofton cemetery etc allocation to ensure that this development includes sufficient land for green infrastructure to mitigate the visual harm to the local landscape which was alleged to flow from the previous planning application for 206 dwellings – perhaps reducing its yield to 150 dwellings;
- Delete Policy HP4;
- Amend Policy BL1 to confirm that it is a strategic policy with a delivery timescale of 30 years, such that it will not yield any housing during the plan period;
- Allocate Land adjacent to Holly Hill Lane for about 30 dwellings and amend the Proposals Map accordingly.

**B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?**

For the reasons stated above.

**B4c Your suggested revised wording of any policy or text:**

See above.

**B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?**

Yes, I want to take part in the hearing session(s)

**B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):**

To contribute to testing the legal compliance and soundness of the RPLP for the reasons set out in these representations.



## **APPENDIX 1**

### **Landscape Response prepared by Terra Firma Consultancy and associated Opportunities and Constrains Plan**

**White, Lauren**

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**Subject:** FW: Local Plan

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**From:** Owen Neal <[REDACTED]>  
**Sent:** 06 August 2021 16:05  
**To:** Drake, Pete <PDrake@Fareham.Gov.UK>  
**Subject:** RE: Local Plan

Dear Pete

Please consider this email our response to the 'evidence base' section of the local plan consultation.

Sport England welcomes the fact that Fareham Borough Council have undertaken work to develop a Playing Pitch Strategy for their local authority area in accordance with Sport England's guidance. Sport England considers that the Playing Pitch Strategy is robust and represents an up to date assessment of the borough's quantitative and qualitative needs for playing pitches. We note that "sign-off" of the strategy has been secured with the vast majority of the national governing bodies for sport on the steering group. Some matters need to be addressed in relation to cricket. However, it is our view that these matters can be satisfactorily addressed through an early review of the Playing Pitch Strategy and do not have any material effect on the validity of the assessment work. Given the time it has taken to develop the PPS, Sport England would expect the council to commit to an early review of the PPS, and our support for the evidence base is on that basis.

Kind regards,

Owen

---

**From:** Drake, Pete <PDrake@Fareham.Gov.UK>  
**Sent:** 03 August 2021 11:01  
**To:** Owen Neal <[REDACTED]>  
**Subject:** RE: Local Plan

Owen,

Please can you resubmit your response to me via email?

Regards

Pete

Pete Drake  
Principal Planner (Strategy and Regeneration)  
Fareham Borough Council  
01329824551



---

**From:** Owen Neal <Owen.Neal@sportengland.org>  
**Sent:** 03 August 2021 09:33  
**To:** Drake, Pete <PDrake@Fareham.Gov.UK>  
**Subject:** Re: Local Plan

Hi Pete,

Can you confirm if you received my representation on the evidence base via the online consultation form?

Thanks  
Owen

Sent from my iPhone

On 2 Aug 2021, at 09:22, Drake, Pete <[PDrake@fareham.gov.uk](mailto:PDrake@fareham.gov.uk)> wrote:

Owen,

Apologies, I was off Thursday and Friday. That's fine regarding the response. If you can get it to us today that would be great.

If you're having problems with the form you can email it, but please you the same headings if possible.

Pete

Pete Drake  
Principal Planner (Strategy and Regeneration)  
Fareham Borough Council  
01329824551



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**From:** Owen Neal <[REDACTED]>  
**Sent:** 30 July 2021 13:40  
**To:** Drake, Pete <[PDrake@Fareham.Gov.UK](mailto:PDrake@Fareham.Gov.UK)>  
**Subject:** Local Plan

Hi Pete

Please confirm you've received my submission on the evidence base re: the PPS.

The online form has been crashing on me so I'm not sure if its gone through. Not helped by my intermittent internet connection this morning.

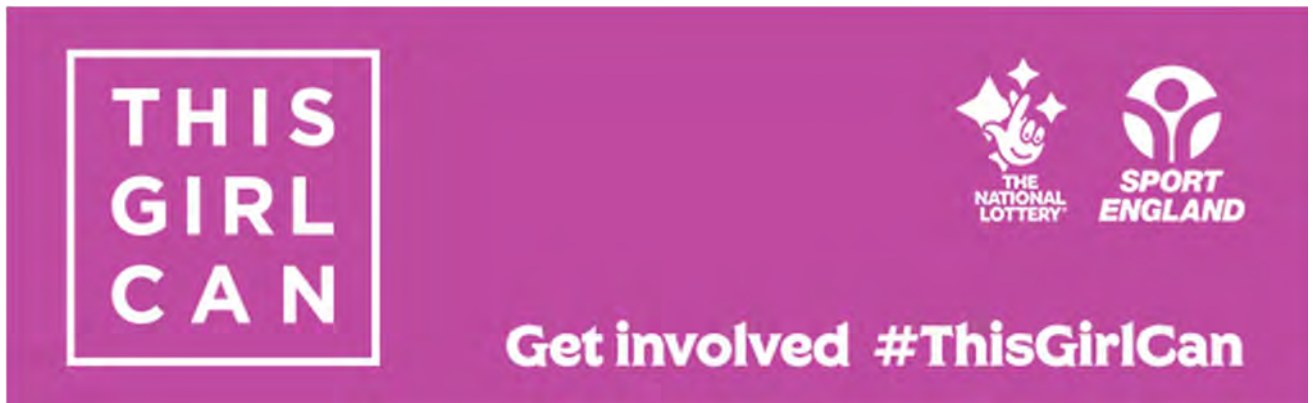
If not, then can I request an extension to the consultation till Monday 2 August?

Thanks

Owen

**Owen Neal**  
Planning Manager





National Sports Centre, near Marlow, Buckinghamshire, SL7 1RR



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# Fareham Borough Council Local Plan 2037

## **Revised Regulation 19 Consultation**

July 2021



[gladman.co.uk](https://www.gladman.co.uk)



01260 288888

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# 1 INTRODUCTION

## 1.1 Context

**1.1.1** Gladman welcome the opportunity to comment on the Fareham Borough Council Local Plan Regulation 19 consultation and request to be updated on future consultations and the progress of the Local Plan.

**1.1.2** Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the development plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Examinations in Public.

**1.1.3** The Council will need to carefully consider its policy choice and ensure that the proposed approach positively responds to the revised National Planning Policy Framework (2019). There will also be a need to take consideration of changing circumstances associated with national planning policy and guidance over the course of the plan preparation period, including the Government's emerging proposals for the planning system, as set out in the Ministry for Housing, Communities and Local Government (MHCLG) consultations on "Changes to the Current Planning System, August 2020", "Planning for the Future, August 2020" and "National Planning Policy Framework and National Model Design Code: consultation proposals".

## 1.2 Plan Making

**1.2.1** The National Planning Policy Framework sets out four tests that must be met for Local Plans to be considered sound. In this regard, we submit that in order to prepare a sound plan it is fundamental that it is:

- **Positively Prepared** – The Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be an appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base.

- 
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

## 2 LEGAL COMPLIANCE

### 2.1 Duty to Cooperate

- 2.1.1** The Duty to Cooperate is a legal requirement established through Section 33(A) of the Planning and Compulsory Purchase Act 2004, as amended by Section 110 of the Localism Act. It requires local authorities to engage constructively, actively and on an ongoing basis with neighbouring authorities on cross-boundary strategic issues throughout the process of Plan preparation. As demonstrated through the outcome of the 2020 Sevenoaks District Council Local Plan examination and subsequent Judicial Review, if a Council fails to satisfactorily discharge its Duty to Cooperate, this cannot be rectified through modifications and an Inspector must recommend non-adoption of the Plan.
- 2.1.2** Whilst Gladman recognise that the Duty to Cooperate is a process of ongoing engagement and collaboration, as set out in the Planning Practice Guidance (PPG) it is clear that it is intended to produce effective policies on cross-boundary strategic matters. In this regard, Canterbury must be able to demonstrate that it has engaged and worked with neighbouring authorities, alongside their existing joint working arrangements, to satisfactorily address cross-boundary strategic issues, and the requirement to meet any unmet housing needs. This is not simply an issue of consultation but a question of effective cooperation.
- 2.1.3** The revised Framework (2019) introduced a number of significant changes to how local planning authorities are expected to cooperate including the preparation of Statement(s) of Common Ground (SoCG) which are required to demonstrate that a plan is based on effective cooperation and has been based on agreements made by neighbouring authorities where cross boundary strategic issues are likely to exist. Planning guidance sets out that local planning authorities should produce, maintain, and update one or more Statement(s) of Common Ground (SoCG), throughout the plan making process<sup>1</sup>. The SoCG(s) should provide a written record of the progress made by the strategic planning authorities during the process of planning for strategic cross-boundary matters and will need to demonstrate the measures local authorities have taken to ensure cross boundary matters have been considered and what actions are required to ensure issues are proactively dealt with e.g. unmet housing needs.

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<sup>1</sup> PPG Reference ID: 61-001-20180913

- 2.1.4 The issue is particularly crucial for the Fareham Local Plan given the work currently being undertaken through the Partnership for South Hampshire (PfSH) which is seeking to identify Strategic Development Opportunity Areas to address identified unmet need across the sub-region.
- 2.1.5 The PfSH is currently working on a new SOCG between all the constituent authorities which will effectively supersede the Spatial Position Statement (June 2016). Paragraph 3.17 of the submission Local Plan confirms that bilateral conversations with neighbouring authorities have been undertaken and the Council is aware of unmet needs arising across the region due to neighbouring borough's capacity to address any unmet need. The Council acknowledges at paragraph 4.4 that there is a significant likelihood of a substantial level of unmet housing needs in the sub-region with figures released in September 2020 suggesting unmet need in the sub-region of circa 10,750 dwellings. This figure is derived from 11 councils who are all at varying stages of plan preparation.
- 2.1.6 It is noted that Portsmouth City Council (PCC) have written to the Council requesting a contribution of 1,000 dwellings to assist in meeting their unmet housing needs. Gosport Borough Council (GBC) is also likely to have an issue with unmet housing need, currently estimated to be in the region of 2,500 dwellings
- 2.1.7 In principle, Gladman support the Council's decision to increase the housing target by 900 dwellings to contribute toward the unmet housing needs issue of the wider area. However, Gladman are concerned that without a signed SOCG between constituent authorities, it is difficult to consider whether this level of housing is sufficient to meet the wider needs of the area.
- 2.1.8 Gladman recommend that a further consultation which considers the outcome of the work of the PfSH will be required so that the Local Plan can reflect the outcome of that process prior to the submission of the Local Plan to the Secretary of State for examination.
- 2.1.9 Since effective cooperation is an ongoing issue, Gladman reserve the right to provide further comments in relation to this matter once further evidence and signed statements become available.

## 2.2 Sustainability Appraisal

- 2.2.1 In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.
- 2.2.2 Fareham Borough Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, the Fareham Borough Local Plan's decision-making and scoring should be robust, justified and transparent.

## 3 NATIONAL PLANNING GUIDANCE

### 3.1 National Planning Policy Framework

3.1.1 On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework which was subsequently updated in February 2019 and July 2021. These publications are revisions to the initial 2012 Framework and implemented changes that were informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and Planning for the Future consultation.

3.1.2 The revised Framework introduced a number of major changes to national policy which provide further clarification to national planning policy as well as new measures on a range of matters. Crucially, national policy reaffirms the Government's commitment to ensuring up-to-date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, Paragraph 16 of the Framework (2021) states that Plans should:

***"a) Be prepared with the objective of contributing to the achievement of sustainable development;***

***b) Be prepared positively, in a way that is aspirational but deliverable;***

***c) Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;***

***d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;***

***e) Be accessible through the use of digital tools to assist public involvement and policy presentation; and***

***f) Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."***

- 3.1.3 To support the Government's continued objective of significantly boosting the supply of homes, it is important that the Local Plan provides a sufficient amount and variety of land that can be brought forward, without delay, to meet housing needs.
- 3.1.4 In determining the minimum number of homes needed, strategic plans should be based upon a local housing needs assessment defined using the standard method, unless there are exceptional circumstances to justify an alternative approach.
- 3.1.5 Once the minimum number of homes that are required is identified, the strategic planning authority should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. In this regard, paragraph 67 sets out specific guidance that local planning authorities should take into account when identifying and meeting their housing needs. While Annex 2 of the Framework (2021) provides definitions for the terms "deliverable" and "developable".
- 3.1.6 Once a local planning authority has identified its housing needs, these needs should be met as a minimum, unless any adverse impacts would significantly and demonstrably outweigh the benefits of doing so. This includes considering the application of policies such as those relating to Green Belt and giving consideration as to whether or not these provide a strong reason for restricting the overall scale, type and distribution of development (paragraph 11b)i.). Where it is found that full delivery of housing needs cannot be achieved (owing to conflict with specific policies of the NPPF), Local Authorities are required to engage with their neighbours to ensure that identified housing needs can be met in full (see Paragraph 35 of the NPPF 2021).
- 3.1.7 The July 2021 revision to the NPPF provides greater focus on the environment, design quality and place-making alongside providing additional guidance in relation to flooding setting out a Flood Risk Vulnerability Classification at Annex 3, the importance of Tree-lined streets and amendments to Article 4 directions. Additionally, Local Plans which have not yet progressed to Regulation 19 stage should ensure that where strategic developments such as new settlements or significant extensions are required, they are set within a vision that looks ahead at least 30 years (See paragraph 22).
- 3.1.8 The amendments coincide with the publication of the National Design Guide and National Model Design Code, a toolkit which helps local communities to shape local design needs

and provide guidance for creating environmentally responsive, sustainable and distinctive places with a consistent and high-quality standard of design.

## 3.2 Planning Practice Guidance

- 3.2.1** The Planning Practice Guidance (PPG) was first published by the Government to provide clarity on how specific elements of the NPPF should be interpreted. The PPG has been updated to reflect the changes introduced by the revised NPPF to national planning policy. The most significant changes to the PPG relate to defining housing need, housing supply and housing delivery performance.
- 3.2.2** The Standard Method was introduced by the Government to simplify the process of defining housing need, avoid significant delay in plan preparation and ultimately facilitate the Government's ambition to achieve 300,000 new homes annually.
- 3.2.3** Revisions to the PPG on the 20th February 2019 confirmed the need for local planning authorities to use the 2014-household projections as the starting point for the assessment of housing need under the standard method<sup>2</sup>.
- 3.2.4** It is also vital to consider the economic impact of COVID-19 and the long-term role that housing will play in supporting the recovery of the economy, both locally and nationally. We support the Council in its positive approach to plan for above the minimum requirement, which will enable Fareham to capture a larger proportion of the £7 billion yearly housebuilder contributions<sup>3</sup>. With 218,000 homes predicted not to be built due to COVID-19 from now to 2024/25<sup>4</sup>, it is also imperative that Fareham Borough Local Plan identifies sufficient land to support the delivery of homes.
- 3.2.5** In order for the housing needs for the whole plan period to be met, it will also be essential to provide sufficient headroom within the housing supply. In this regard, Gladman supports the Home Builders Federation's recommendation that local plan should seek to identify

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<sup>2</sup> PPG Paragraph: 005 Reference ID: 2a-005-20190220

<sup>3</sup> MHCLG (2020). 'Planning for the Future'. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907647/MHCLG-Planning-Consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf)

<sup>4</sup> Shelter & Savills (2020). 'Over 80,000 new homes will be lost in one year due to COVID chaos'. Available at: [https://england.shelter.org.uk/media/press\\_releases/articles/over\\_80,000\\_new\\_homes\\_will\\_be\\_lost\\_in\\_one\\_year\\_to\\_covid\\_chaos](https://england.shelter.org.uk/media/press_releases/articles/over_80,000_new_homes_will_be_lost_in_one_year_to_covid_chaos)



sufficient deliverable sites to provide a 20% buffer between the housing requirement and supply.

### 3.3 National Planning Policy Consultations

- 3.3.1 On the 6th August 2020, Government published the Planning for the Future White Paper setting out proposals for how it is seeking to 'radically reform' the planning system. The proposals are seeking to streamline and modernise the planning process.
- 3.3.2 A further consultation on immediate changes to the current planning system closed on 01 October 2020<sup>5</sup>. Of significant note is a proposed revised standard method for calculating local housing need, which proposed to incorporate a percentage of existing stock as the baseline of the calculation.
- 3.3.3 In December 2020 the Government published their response to the 'Changes to the Current Planning System'. This document provides an overview of the consultation responses before highlighting that it has been deemed that the most appropriate approach is to retain the Standard Method in the current form with an additional 35% uplift to the 'post-cap number' for 20 local authorities. The Government's rationale behind this approach is to increase home-building in existing urban areas to make the most of previously developed brownfield land over and above that in the existing standard method.
- 3.3.4 The latest correspondence from Government regarding the revisions to the Standard Method for calculating local housing need will not affect the minimum local housing need which Fareham Borough Council should Plan for.
- 3.3.5 In her speech at the State Opening of Parliament in May 2021, the Queen announced that the Government will introduce "laws to modernise the planning system, so that more homes can be built, will be brought forward...". Notes accompanying the speech confirm that a future Planning Bill will seek to create a simpler, faster, and more modern planning system that ensures homes and infrastructure can be delivered more quickly across England. Timings on the publication of the draft Planning Bill remain uncertain, however, subject to the outcomes of this process, the Government has signalled its intent to make rapid progress toward this new planning system through the swift introduction of new

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<sup>5</sup> Ministry of Housing, Communities & Local Government: Changes to the Current Planning System Consultation <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

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legislation to implement the changes. It will be important that the Council keeps abreast with the implementation of these changes to determine any potential implications for the Local Plan.

## 4 REVISED REGULATION 19 CONSULTATION

### 4.1 Vision and Objectives

4.1.1 In principle, Gladman support the Council's vision and objectives. In particular, we support the Plan's commitment to accommodating development to address the need for new homes and employment space in Fareham Borough and the commitment to ensuring a strong and diverse economy is delivered.

4.1.2 Notwithstanding this, it is considered the Plan could go further in its aims to support housing and economic growth of the wider sub-region with reference to assisting neighbouring authorities with any unmet housing needs. This is particularly important due to the ongoing work of the PfSH and outstanding evidence relating to unmet housing needs and how this will be redistributed across the PfSH area.

### 4.2 Strategic Policy DS1: Development in the Countryside

4.2.1 Strategic Policy DS1 states proposals for development in the countryside, which is defined as land outside the Urban Area boundary, will only be supported in a narrow set of circumstances.

4.2.2 Gladman are opposed to the use of settlement boundaries, as these are often used as an arbitrary tool to prevent otherwise sustainable proposals from going forward. The policy wording as currently drafted only allows for development in a narrow set of circumstances (i.e. replacement dwelling, previously developed land etc.) and does not allow for sufficient flexibility to respond to changes of circumstance such as a shortfall in housing supply. Gladman believe that this policy should be modified to a criteria-based policy which will provide a more appropriate mechanism for assessing the merits of individual development proposed, based on their specific circumstances and ability to deliver sustainable development rather than being discounted simply due to a sites location beyond an artificial boundary.

4.2.3 To achieve this; a criteria based approach would allow the plan to protect itself against unsustainable development whilst at the same time offering a flexible solution to the consideration of development opportunities outside these boundaries that are able to come forward to meet identified needs should the Council's housing land supply start to

fail. Gladman refer to the submission version of the Harbrough Local Plan, Policy GD2, which states:

***"in addition to sites allocated by this Local Plan and neighbourhood plans, development within or contiguous with the existing or committed built up area of the Market Harbrough, Key Centres, the Leicestershire Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where..."***

4.2.4 A series of criteria follows.

4.2.5 Clearly the policy here would need to reflect the local circumstances of Fareham but it does provide an example of a local authority taking a proactive approach to guiding development and ensuring that it can meet its housing target as well as plan for approaches if and when problems arise over the course of a plan period with regard to the delivery of allocated sites. Accordingly, Gladman recommend the use of a criteria-based policy should be included within the FLP to ensure housing needs are met in full.

4.2.6 In addition, the second element of the policy requires proposals to demonstrate that if they require a location outside of the urban area, do not significantly affect the integrity of a Strategic Gap and are not located on Best and Most Versatile (BMV) agricultural land. Gladman are unclear with the necessity of including this additional criteria as these matters are dealt with elsewhere within the FLP and therefore their inclusion in Policy DS1 leads to unnecessary duplication and not in accordance with the NPPF2019. As such, this element of the policy should be deleted as the finer details of each of these issues are dealt with elsewhere within the draft Local Plan

## 4.3 Strategic Policy DS2: Development in Strategic Gaps

4.3.1 The above policy identifies two Strategic Gaps whereby development proposals would 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.

4.3.2 Gladman consider that new development can often be located in countryside gaps without leading to the physical or visual merging of settlements, eroding the sense of separation between them or resulting in the loss of openness and character. It is important that such designations are supported by robust evidence and that the policy wording allows for sites to be considered on their individual merits. In this regard, the policy is currently worded in

a negative stance which may affect the consideration of development proposals. Gladman consider that the policy should be reconsidered in a positive manner and modified to allow for a balancing exercise to be undertaken which assesses any harm to the visual or functional separation of settlements against the benefits of the proposal rather than seeking to apply a blanket restriction on development in these areas.

## 4.4 Strategic Policy H1: Housing Provision

### Housing Need

- 4.4.1 Strategic Policy H1 makes provision for at least 9,560 net additional dwellings across the borough during the period 2021 – 2037.
- 4.4.2 Gladman support the Council's decision to revert back to the Standard Methodology as calculated through national guidance which sets a minimum provision of 541 dwellings per annum. Although it should be remember that the housing need figure calculated through the Standard Method should be considered as a starting point as it does not take into account other factors which affect demographic behaviours (e.g. affordability, economic adjustments etc).

### Phasing

- 4.4.3 Policy H1 outlines the Council's intention to phase the delivery of the housing requirement over the plan period. The housing requirement is phased as follows:
- Approximately 900 dwellings (averaging 300 dwellings per annum) between 2021/22 and 2023/24
  - Approximately 2,180 dwellings (averaging 545 dwellings per annum) between 2024/25 and 2027/28,
  - Approximately 6,480 dwellings (averaging 720 dwellings per annum) between 2028/29 and 2036/37.
- 4.4.4 The result of this element of the policy acts to artificially suppress the delivery of development in the early years of the plan due to strategic site issues given the majority of housing supply comprises of the Welborne Garden Village. Indeed, the Council has not achieved annual delivery figures in excess of 450 dwellings since 2007-08 so it is unclear how

the Council expects to achieve these delivery rates especially towards the back end of the plan period without a sufficient supply and mix of housing sites.

4.4.5 The Framework is clear in its intention to boost significantly the supply of housing. This strategy is further underlined by the buffers applied by national policy and the PPG's approach that requires local authorities to meet housing shortfall within a five year period.

4.4.6 Gladman consider that the backloading of land supply will likely threaten the overall deliverability of the Plan. Should the Council fail to deliver these higher rates towards the end of the plan period, there is little flexibility or opportunity provided to ensure the housing requirement can be met in full. The phasing approach is therefore unsound and should be deleted and replaced with a flat annual requirement of 541 dpa.

#### **Buffer**

4.4.7 The Council have included a 11% supply buffer to allow for contingency for under delivery associated with the reliance on large strategic sites within the housing supply.

4.4.8 Gladman would suggest that given the uncertainty surrounding both the delivery of strategic scale sites and the potential for unmet need within the wider sub-region, that this contingency should be increased to 20% which reflects the Home Builders Federation's advice.

#### **Housing Provision**

4.4.9 To ensure the soundness of the Plan, Gladman submit that additional housing land is needed to ensure that the Council is able to demonstrate a robust supply of housing land should any of the sites within the Council's supply slip away. This is particularly important due to the reliance on sites with resolutions to grant planning permission and the vast majority of the Council's supply comprising of the Welborne Garden Village.

4.4.10 Whilst Gladman does not wish to comment on the suitability of sites selected, the Council will need to be able to demonstrate that sites will come forward as anticipated and take account of site specific issues and/or reflects the requirements and timescales of key infrastructure to be provided by sites selected. It is imperative that these assumptions are made in collaboration with landowners/land promoters to ensure these details are up-to-date at the point of submission. In this regard, it is difficult to assess the Council's consideration of sites as the Housing Trajectory at Appendix B only provides a cursory

overview of expected delivery rates over the plan period and does not provide an individual break down of anticipated delivery rates on individual sites. As such, Gladman reserves the right to provide further detailed comments at the examination should further information be made available.

- 4.4.11 To ensure the effectiveness of the Plan in ensuring a supply of specific deliverable sites sufficient to maintain a five year housing requirement over the course of the plan period, additional allocations are considered necessary. Indeed, the planning committee has resolved to grant outline planning permission for Welborne Garden City in October 2019 to provide up to 6,000 dwellings over the plan period and beyond. There are a number of key factors that can affect the delivery of Garden Villages, Strategic Sites and smaller scale development opportunities such as the signing of s106 agreements, reserve matters applications and improvements to infrastructure prior to development commencing, discharge of planning conditions, marketing of development and so on, all of which can affect the delivery of homes. The Council will need to avoid a continued reliance associated with the Garden Village and large scale strategic allocations over the plan period and instead allocate additional housing land to ensure a competitive and responsive supply of housing is available to support housing delivery of the Council's large strategic allocations.

## 4.5 Policy HP1: New Residential Development

- 4.5.1 Policy HP1 states residential development within the urban area boundary will be supported in principle. Residential development in locations outside of the urban area boundary will only be permitted if it involves the conversion of an existing non-residential building or it is for a replacement dwelling which is of an appropriate character to the location.
- 4.5.2 Gladman do not consider the above policy to be positively prepared as it is restrictive and goes against the ethos of the Framework to significantly boost the supply of housing. The policy should be amended to be flexible in accordance with the approach outlined in section 4.2 of these representations.

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

- 4.6.1 The above policy states new small-scale development outside the urban area boundary, as shown on the policies map, will be permitted where a site is located within or adjacent to

existing areas of housing; or well related to settlement boundary and is within reasonable walking distance to a good bus service route or train station.

4.6.2 In principle, Gladman support the inclusion of this policy which allows for small scale development beyond the urban area. However, we would question the decision to limit development to no more than 4 units as this is contrary to the ethos of the Framework which seeks to significantly boost housing supply. Gladman consider such a policy should be included within the draft Local Plan without any limitations on size of development to ensure the Council are able to demonstrate a strong and robust housing land supply should sites identified slip away.

4.6.3 In addition, Gladman query how a decision maker is expected to apply this policy consistently and with ease as it contradicts the approach taken in Policy HP1 and reinforces the need for Policy HP1 to be deleted and the criteria listed to be amalgamated into Policy H2.

## 4.7 Policy HP4: Five Year Housing Land Supply

4.7.1 Policy HP4 outlines the Council's approach to circumstances where it cannot demonstrate a five year housing land supply, a criteria then follows. In principle, Gladman support this approach but would suggest that the policy is modified to 'may be will be permitted where they meet the following criteria' as opposed to the current use of wording.

4.7.2 Criterion (a) of the proposed policy suggests that a site needs to be relative in scale to the demonstrated shortfall in the housing land supply. A proposal which comes forward which is considered to be sustainable and in conformity with other policies of the Local Plan should be considered to be acceptable in planning terms regardless of whether it is relative to the scale and size of the housing land supply shortfall. Gladman consider that the reference to scale should be removed in order to allow for additional flexibility in the supply of housing as it will assist the Council in ensuring that a 5 year housing land supply can be maintained going forward.

4.7.3 In addition, Criterion (b) states that a site should be adjacent to the existing urban settlement boundaries to be considered sustainable. This criterion is too onerous as sites which are well related to, but not directly adjacent to existing settlements could, be considered to be sustainable when assessed against policies contained in the Local Plan as a whole. Again, Criterion (b) should be amended to reflect this.



## 4.8 Policy HP7: Adaptable and Accessible Dwellings

4.8.1 Policy HP7 requires at least 15% of all new dwellings to be built to optional building regulation M4(2) and on all schemes over 100 dwellings, at least 2% of private housing and 5% of affordable housing shall be provided as wheelchair accessible category M4(3) standard.

4.8.2 In this regard, Gladman refer to the PPG which provides additional guidance on the use of these optional standards. The Council need to ensure that this policy is in line with the guidance and that the justification and specific detail of the policy take account of the various factors which the PPG refers to:

*"Based on their housing needs assessment and other available datasets it will be for the local planning authorities to set out how they intend to approach the need for Requirement M4(2) (accessible and adaptable dwellings), and / or M4(3) (wheelchair user dwellings), of the Building Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:*

- The likely future need for older and disabled people (including wheelchair user dwellings).*
- Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes, or care homes).*
- The accessibility and adaptability of existing stock.*
- How needs vary across different tenures.*
- The overall impact of viability".<sup>6</sup>*

4.8.3 Gladman note that these technical standards have deliberately been set as optional standards which, if to be included as a policy in the FLP, would need to be justified by robust evidence.

4.8.4 When considering this policy, the Council need to be aware of the impact that these requirements, particularly M4(3) have on scheme viability (due in part to size requirements)

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<sup>6</sup> PPG ID: 56-007-20150327

and the knock-on effects that this could have on the delivery of much needed housing. In order to be able to include such requirements in the Local Plan, the Council will need to be able to robustly justify the inclusion and demonstrate that consideration has been given to this requirement within the viability study. The provision of M4(3) wheelchair user dwellings, is far more onerous in terms of size requirements; therefore, it is crucial that the implications of the proposed policy requirement have been properly tested.

4.8.5 In addition to this, with regard to M4(3) Gladman refer to the PPG which states

***"Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.***

***Local plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling."***<sup>7</sup>

4.8.6 This clearly demonstrates that M4(3) should only be applied to affordable homes within the Council's control and therefore Policy HP7 should be updated to reflect this and reference to private homes deleted.

4.8.7 Gladman submit that the Council must be able to demonstrate through robust evidence the justification for these policy requirements within the Local Plan in order for them to be found sound at examination. The NPPF footnote 49 states:

***"Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties..."***

4.8.8 Gladman do not consider that a general reference to an ageing population to be sufficient justification for the inclusion of these policy requirements. In this regard, Gladman refer to the Inspector's report for the Derby Local Plan (December 2016), which at paragraph 117 states

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<sup>7</sup> PPG ID: 56-009-20150327

***"Although there is general evidence of an ageing population in the SHMA, having regard to the PPG this does not amount to the justification required for the LP to include the optional standards and the specific proportion of Part M4(2) dwellings..."***

## 4.9 Policy HP9: Self and Custom Build Homes

4.9.1 Whilst Gladman support the inclusion of a policy in relation to self-build and custom build units, as this is in line with Government aims and objectives, we raise concerns regarding the detail within this policy.

4.9.2 It is expected that on sites of 40 dwellings or more (gross), 10% of the overall dwellings shall be provided through the provision of plots for self and custom build homes. Gladman welcome the flexibility provided by this policy which recognises that plots which do not sell within 12 months of initial promotion, are able to be developed for housing other than self-build homes.

4.9.3 However, Gladman query the evidential justification for 40 dwellings (gross) being the trigger for the provision of self-build and custom build housing. The Council's Self Build Register only identifies 180 residents which does not translate to demand for this form of housing. Gladman consider that this policy would benefit from re-wording to state that, rather than being required on all schemes of 40 or more dwellings, that if up-to-date evidence indicates that there is a demand in the particular location then schemes are encouraged to make provision. Such a modification would help ensure that market housing is not unnecessarily delayed for a period of 12 months if there is no interest in self-build housing on individual sites.

## 4.10 Policy D5: Internal Space Standards

4.10.1 Policy D5 requires all new dwellings, including subdivisions and conversions to meet the nationally described space standards (NDSS) or future equivalent as a minimum.

4.10.2 In this regard Gladman refer to the Written Ministerial Statement (WMS) dated 25th March 2015 which confirms that:

***"The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG".***

4.10.3 Furthermore with particular reference to the NDSS the PPG confirms:

***"where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies".<sup>8</sup>***

4.10.4 If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the PPG, including need, viability and impact on affordability.

4.10.5 The Council will need to provide robust evidence to justify the inclusion of the space standards within a policy in the Local Plan. Similarly to the accessibility standards, if it had been the Government's intention that all properties were built to these standards then these standards would have been made mandatory rather than optional.

4.10.6 Gladman's concerns regarding the optional national space standards relates to the additional cost and the implications for affordability. Where, for example, a housebuilder would normally build a standard 2-bedroom unit at 72sqm, the national space standards would require the dwellings to have certain dimensions which would mean they could only be built at a minimum of 79sqm, which could add significantly to the cost of the property and in turn increase the cost of an entry level 2-bedroom house, further exacerbating the affordability issues in the area.

4.10.7 The Council need to take these factors into account and will need robust evidence on both need and viability to support the proposed policy requirements outlined in Policy D5.

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<sup>8</sup> PPG ID: 56-020-20150327.

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## 5 CONCLUSIONS

### 5.1 Summary

- 5.1.1 Gladman welcomes the opportunity to comment on the Fareham Borough Local Plan Regulation 19 Revised Consultation. These representations have been drafted with reference to the revised National Planning Policy Framework (NPPF2021) and the associated updates that were made to Planning Practice Guidance.
- 5.1.2 Gladman have provided comments on a number of the issues that have been identified in the Council's consultation material and recommend that the matters raised are carefully explored during the process of undertaking the new Local Plan.
- 5.1.3 We hope you have found these representations informative and useful towards the preparation of the Fareham Borough Local Plan and Gladman welcome any future engagement with the Council to discuss the considerations within forwarded documents.





Respondent: Mr Tim Haynes (307-58125)

Legally compliant No

Sound No

Complies with the duty to co-operate No



## Please provide details you have to support your answers a...

I maintain that the plan, as currently drafted, fails to comply legally, is not soundly prepared and does not meet the criteria for the duty to cooperate. The plan does not comply with the Sustainability Appraisal (as shown below) which the council was obliged to provide as an assessment of the way in which the plan should meet environmental economic and social objectives. Specifically, the plan ignores sections of the SA relating to the integrity of the Fareham-Stubbington Strategic Gap. It also fails on soundness, on the same grounds. From the current Publication Plan: 1.41 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. 1.45 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 (ESCP) 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. 2.10 Fareham Borough will retain its identity, and the identity of individual settlements within the Borough, through measures that seek to retain the valued landscapes and settlement definition. 2.12 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. 3.6 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 So important was the Fareham – Stubbington Gap deemed to be that Fareham Borough Council commissioned a report from Hampshire County Council - Technical Review of Areas of Special Landscape Quality and Strategic Gaps - 22/09/2020. Specifically referring to the Fareham – Stubbington Gap the review includes the following: 7. For this section of the Gap, this analysis agrees with the summary findings of LDA in Chapter 3 of the Fareham Borough Landscape Character Assessment 2017 - "The landscape performs a highly effective role in providing a 'sense' of separation and the experience of moving between one settlement and the other. ....Edges of Fareham and Stubbington are clearly defined by strong boundary vegetation and there is a clear distinction between 'town and country' there is a strong sense of leaving one urban area and moving through open countryside before entering another. Scale of the gap allows the time to appreciate sense of being in open countryside. Being able to see far across the gap and identify the edges, also strengthens the sense of separation." (page 41) . 8. However there exists the potential to make modifications to the settlement boundary of North Stubbington: to extend the boundary to run along Oakcroft Lane, as the isolated field that sits aside Crofton Cemetery, does not protrude into the landscape beyond the current Northern and Western edges of Stubbington. (Emphasis added.) Noting here that the author only suggests the possibility of changes to the boundary at Oakcroft Lane and the maintenance of the integrity of the Gap at the Longfield Avenue boundary. Given this, it seems perverse for the council to commission such a document and then, so conspicuously, ignore its recommendations. Further, in the supporting documentation to the plan the consultants, Urban Edge noted in September 2020 the following: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037 – September 2020 / Sustainability Report for the Publication Plan: Appendix G: Rationale for Site Selection or Rejection Page 7/14 • ID 3008 Land South of Longfield Avenue, Fareham • Rejected - Development would have a detrimental impact on the Strategic Gap. Site is designated as a Brent Geese and Solent Waders Low Use site and no evidence of a strategy compliant solution. For the current plan they have revised the assessment: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037 – May 2021 / Sustainability Report for the Revised Publication Local Plan: Appendix G Reasons for Site Selection / Rejection 7/17 • ID 3008 Land South of Longfield Avenue, Fareham • Rejected - Development would have a detrimental impact on the Strategic Gap. Site contains Brent Geese and Solent Waders designations. If appropriately masterplanned, areas of the site are likely to be developable where there is a strategy compliant solution for Brent Geese and Wader designations. Any development would need to be sensitively designed and accompanied by significant GI to ensure that it would not undermine the integrity of the Strategic Gap. With this site ID3008 has become HA55, despite there being no evidence of a "... strategy compliant solution for Brent Geese and Wader designations": Policy NE5 has been amended to remove the provision for "an overall net gain to the Solent Wader and Brent Geese Network" ... and "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. " That is, some solution elsewhere to compensate for the loss of this site. ... or a "significant Green Infrastructure to ensure that it would not undermine the integrity of the Strategic Gap." In fact HA55 specifically does undermine the integrity of the Strategic Gap, by reducing it to a vestige of its current state; the promised "Green Infrastructure" areas even on paper will not compensate for the loss of the green space they replace or the additional occupants and dwellings there. The increase in housing need is around that yielded (1,250) by the inclusion of HA55 – Land South of Longfield Avenue in the provision. It's odd that this has been so strenuously resisted by FBC up to now, only to be incorporated as the council sees the need to include unmet need of 900 dwellings and a 20% margin, not required by the NPPF. This all follows FBC's decision pre-emptively to calculate housing demand, speculatively, on an unconfirmed change to the government algorithm. Reversing this has resulted in the need to backpedal and renege on promises to preserve the Fareham – Stubbington Strategic Gap. Elsewhere in the plan (1.45 – above) there are references to areas of special landscape quality ... rivers, woodland and parks as well as six SSSIs and six Nature Reserves. Given the Leader of the Council's public announcement of his long-term advocacy of a "Green Belt" for Fareham, it is puzzling that such a substantial green area as the Fareham – Stubbington Strategic Gap should not be a good candidate to form part of that

**Please provide details you have to support your answers a...**

**What modification(s) is necessary to make the Revised Pub...**

Revision to remove HA55; this currently is in opposition to the advice the council has commissioned for itself and is available in the Evidence Documents.

**How would the modification(s) you propose make the Revise...**

Removal of HA55 would satisfy the advice in the Technical Review of Areas of Special Landscape Quality and Strategic Gaps - 22/09/2020 that changed to the Strategic Gap boundary along Oakcroft Lane and toward Newgate Lane should be envisaged without their affecting the integrity of the Gap.

**Your suggested revised wording of any policy or text:**

Just remove it. And exhaust the Borough's brownfield sites before going for a soft target such as Newlands Farm.

**If your representation is seeking a modification to the P...**

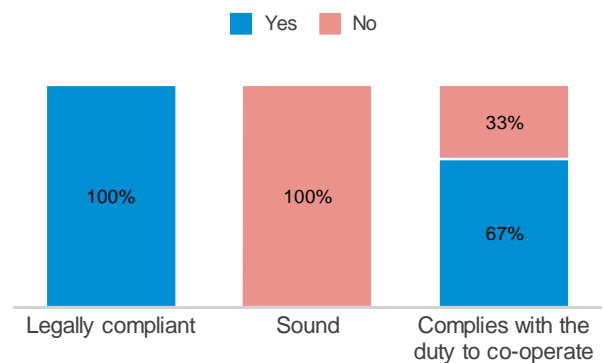
Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

While I believe Fareham Borough council have undertaken to read and consider any comments and objections, I have little faith in their intention actually to do so, or in their willingness fully to reflect those objections in any evidence to hearings. Previous objections have not appeared in full in supporting documentation, seemingly being edited before publication.

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	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	3	3	3
<b>Yes</b>	3 100%	0 0%	2 67%
<b>No</b>	0 0%	3 100%	1 33%



### Respondent: Professor Richard Healey (307-291622)

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

### Please provide details you have to support your answers a...

Soundness requires the local plan to be justified, i.e. to provide a strategy taking account of reasonable alternatives. The current plan does not do this for transport infrastructure changes associated with Policy HA56 needed to provide 'improvements and enhancements to the local network' (TIN2). Specifically, the implications of the 'link road' shown on the map of HA56 are not properly thought out. Though the map implies vehicle access at both ends, the June 2021 Downend Sites Highway Review document states that the traffic modelling assumes all vehicular access is from Downend Road. The plan and evidence are therefore inconsistent. This matters a great deal to the feasibility of the HA56 Policy (and the knock-on effects to the un referenced scheme for 350 houses on the other side of Downend Road, currently subject to a Planning Appeal by Miller Homes - it is not acceptable to treat these closely adjacent schemes in isolation because of the potentially large interaction effects, in terms of traffic volumes, especially with a planned new primary school on the HA56 site). To become 'sound' and address the traffic implications properly, the following additional provisions, which have not been considered, need to be included in the Plan at the outset: 1. Vehicular access (both entry and exit) to the HA56 site should be from both ends of the link road. This will allow cars coming off the M27 at junction 11 to enter the site without going through either the Delme roundabout or the lights at the Down End Road/A27 junction. 2. Vehicles leaving the site at the western end should be able to go down to the Delme roundabout via a slip road if required for trips into Fareham 3. A new (single-lane?) bridge from the western end of the link road across the feeder road to junction 11 should be built to allow people exiting the site to join the feeder road via a second new slip road so they can reach the M27, again without going through either the Delme roundabout or the lights at the Down End Road/A27 junction. 4. While it hoped most children will walk to the new primary school, provision for safe drop-off and turning by cars should be provided on the school site itself to avoid major blockage of the uphill lane on Down End Rd at the beginning and end of the school day (especially when raining). While these may appear to be 'operational details', they are crucial to avoiding yet more congestion on Down End Rd and the Delme Roundabout. By including a modest bridge as a requirement at the outset for any new house building in this location, notice will be served on developers that they cannot expect to profit from new house construction, while leaving the resulting traffic problems for others to sort out or pay for. Thank you for consideration of these important matters, which I know from conversations with neighbours, are of considerable concern, though some are finding the consultation processes very complex, owing to the large amount of documentation involved and the difficulty of spotting where inappropriate assumptions have been made, e.g. in relation to the traffic modelling mentioned above.

### What modification(s) is necessary to make the Revised Pub...

For the transport infrastructure proposals to become sound, the missing points raised in my comments above would need to be included (and the necessary changes made to the indicative plan (figure 4.5) of Policy HA56)

**How would the modification(s) you propose make the Revise...**

They would demonstrate that feasible alternative transport arrangements (slip roads/bridge) to those originally proposed can be considered and implemented.

**Your suggested revised wording of any policy or text:**

It is more a case of changing the indicative plan (figure 4.5) map

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

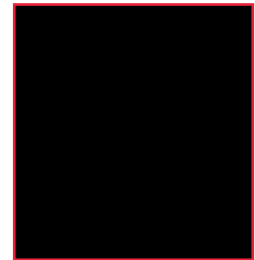
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Date: 29 July 2021  
Our ref: 357301  
Your ref: N/A



Planning Strategy Team  
Fareham Borough Council

**BY EMAIL ONLY**



Dear Sir/Madam

### **Regulation 19 Local Plan Consultation (18<sup>th</sup> June – 30<sup>th</sup> July 2021)**

Thank you for your consultation on the above dated 18 June 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Council's approach to achieving sustainable development through its Local Plan, particularly through its suite of Natural Environment policies that include protection of internationally, nationally and locally designated sites, the enhancement of the local ecological network and the requirement for biodiversity net gain.

It is welcomed that many policies have been updated that incorporate our previous advice. Please see below for our comments on the Regulation 19 Local Plan and supporting Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA).

This response is subsequent to our comments provided on the 18<sup>th</sup> December 2020 to inform a previous iteration of the Regulation 19 consultation process, which ran from the 6<sup>th</sup> November 2020 to the 18<sup>th</sup> December 2020.

### **Policy CC2: Managing Flood Risk and Sustainable Drainage Systems**

It is welcomed that the revised policy outlines that where a development drains to a protected site(s), an additional treatment component (i.e over and above that required for standard discharges) may be required.

It is recommended the Policy also makes clear that where SuDS are proposed as a fundamental part of Habitat sites mitigation, developments will need to demonstrate the long-term (in perpetuity) monitoring, maintenance/replacement, and funding arrangements.

### **Policy NE2: Biodiversity Net Gain**

It is noted that section 9.32 now states that 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.

[Biodiversity Metric 3.0](#) was published in July 2021. We advise that the Policy is updated accordingly and that this metric is used to measure gains and losses to biodiversity resulting from development, and implement development plan policies on biodiversity net gain.

We recommend that the local plan policy should align as closely with the Environment Bill and anticipated framework for mandatory net gain as possible and that the Policy confirms the intention for a Supplementary Planning Document (SPD) to be developed to provide further detail within an appropriate timescale.

#### **Policy NE5: Solent Wader and Brent Goose Sites**

Solent Wader and Brent Goose mapping (as provided on the SWBGS [website](#)) may be subject to change over the plan period, therefore it is recommended the Policy ensures the latest mapping is sought in advance of determining planning applications.

We advise that developments affecting SPA supporting habitat should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase. In particular, noise disturbance should be addressed by avoiding works over 69dB during winter months (as per our advice on applications).

With regards to collection of financial contributions to address impacts on SPA supporting habitat (specifically Secondary and Low Use sites), it is recommended that the Local Plan identifies some suitable projects to which funds can be directed to ensure the protection and enhancement of the wider SWBG network.

#### **Employment Allocation: E4: Solent 2**

It is welcomed that the wording has been updated to require development to demonstrate 'compliance with Strategic Policy NE1 with regards to impacts on the local ecological network'. We refer you to our previous advice that the Policy should also outline that 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, rather than just specifying protected trees, that seeks to enhance and connect habitat in the locality.

#### **Other Policies**

Please refer to advice within our previous letter with regards to Policies DS1, CC1, CC3, NE5, D4 and Housing Allocation Policies HA9, HA29, HA31, HA37, HA38, HA42.

Please note, under Policy CC3: Coastal Change Management Areas (CCMAs) the reference to the 'English Coast Path' should be updated to the 'England Coast Path'.

#### **Comments on the Habitats Regulations Assessment (HRA)**

These comments relate to the document: Habitats Regulations Assessment for the Fareham Borough Local Plan 2037; Screening and Appropriate Assessment Report for the Revised Publication Local Plan, May 2021 by Urban Edge Environmental Consulting.

- *Recreational disturbance- New Forest designated sites*

We welcome the fact that consideration of recreational disturbance to the New Forest SPA, SAC and Ramsar sites has been updated, with sections 6.4.18 to 6.4.20 referencing recent analysis of the New Forest 'zone of influence' (Footprint Ecology, February 2021). The report is based on [recent visitor survey reports](#) published in 2020 that conclude that new residential development within a 13.8km buffer zone of the New Forest designated sites is likely to have a significant effect on the sites via recreational disturbance, alone and/or in combination with other plans or projects.



The report suggests that the borough of Fareham is excluded from the 13.8km zone based on low average visitor rates in comparison to local authorities further west, and relatively low visit rates derived from the onsite survey data. It also recommends that large developments of around 200 or more dwellings within 15km of the New Forest sites should be subject to project HRA and mitigation may be required. The revised local plan HRA reflects this recommendation.

However, although the average visit rate for the borough is lower than that for neighbouring Eastleigh, it is notable that postcode data resulting from the telephone survey show visit frequencies in the western parts of Fareham are similar to those in the neighbouring borough of Eastleigh, suggesting the visit rate from these areas are higher than the average visit rate applied to the whole borough. Clearly, visitors do originate from these areas of Fareham and it is Natural England's view that they are likely to contribute to an in-combination effect on the sites. Therefore, to ensure the necessary certainty required under the Habitats Regulations that the Plan will appropriately address the impact, it is advised that the 13.8km zone is applied within the borough of Fareham to ensure all new development coming through in that area provide appropriate mitigation. (Please note that large development within 15km should also still be subject to HRA for this impact pathway.)

It is advised that your authority works in close collaboration with other affected local authorities within and surrounding the New Forest designated sites which share a commitment to develop a strategic, cross-boundary approach to habitat mitigation for the New Forest SPA/SAC/Ramsar. Natural England recommend such a strategy incorporates a package of measures including provision of suitable alternative green spaces and networks, and direct measures on the sites such as access management, education and communication, wardening, and importantly, monitoring. Monitoring work (of visitor patterns and ecological features of the sites) will be important to further the evidence base on which mitigation strategies can be updated.

In advance of such a strategy being agreed and adopted, Natural England advise the Council to implement a suitable interim strategy that ensures adverse effects from live development coming through the local plan period will be avoided. This may include measures as described above. Financial contributions can be directed towards the New Forest National Park Authority's (NFNPA) [Habitat Mitigation Scheme](#) that will enable the authority to deliver site specific mitigation measures on behalf of developments; such an approach would provide a certain and robust means to addressing the effects of recreational disturbance via direct measures at the protected sites. It is recommended that suitable levels of contribution are agreed with the NFNPA.

Natural England are committed to continue working with Fareham Borough Council and other affected local authorities to develop a strategic approach to addressing recreational impacts from new development on the New Forest designated sites.

- *Water quality – nutrients*

The nitrogen budget arising from the Local Plan has been revised down from 2,536.99 kg/TN/yr to 2,182.62 kg/TN/yr and the HRA has been updated to reflect this.

We note that Appendix 3 of the HRA includes a Technical Note by Urban Edge Environmental Consulting prepared in May 2021. This includes a breakdown of the site allocations to calculate this total nitrogen figure. Amongst other updates, the recent decrease in budget appears to be mainly due to the following amendments as shown in Table 1:

- HA55 Land South of Longfield Avenue has been reduced from -105.80 to -672.54 kg/TN/yr
- H54 Land at Oakcroft Lane has been included, with a -134.67 kg/TN/yr budget
- HA56 Land West of Downend Road has been included, with a -142.10 kg/TN/yr budget.

Table 1 references the 20% precautionary buffer. Please note that this buffer should only be applied to sites with a positive nitrogen budget. The overall budget figure may need updating in light of this.

Section 4 of this Technical Note discusses potential nutrient mitigation schemes. With regards to the number of nitrogen credits likely to be available from these, it is recommended that latest figures are

sought in advance of further work involving these schemes. Further information can be found on the [PfSH webpages](#).

- *SWBGS 2021 Updates*

We note that section 6.8.1 now refers to SWBGS site F13 as a Secondary Support Area, in line with the published SWBGS mapping update earlier this year. This is also reflected in Figures 6.18 and 6.19 which map the SWBGS sites within the Fareham Local Plan.

It appears that site-specific impacts on SPA supporting habitat (as identified on the SWBGS mapping) have not been considered within the Appropriate Assessment for Solent and Southampton Water SPA and Ramsar site (i.e. Table 7.8), even though likely significant effects have been identified. This impact should be considered in more detail within the AA with an appropriate mitigation strategy outlined, linked to Policy NE5. It is advised that development address impacts in line with the SWBGS Guidance on Mitigation and Off-setting requirements (2018).

- *Water pollution impacts on designated sites*

In our previous response we noted that the Chichester and Langstone Harbours SPA/Ramsar sites, the Portsmouth Harbour SPA/Ramsar sites and the Solent and Dorset Coast SPA site were screened out of the appropriate assessment in relation to water pollution impacts. We welcome the fact that this impact is now screened in, and sections including 7.6.2 reference the source of potential water pollution impacts from some of the Housing Allocations.

#### **Other Comments on the HRA**

- Table 6.10 refers to 'EU Sites' which are now referred to as 'Habitats sites' in the context of planning policy.
- Section 6.3.3 refers to the Eastern Solent Coastal Partnership, that are now the Coastal Partners.

#### **Comments on the SA**

These comments relate to the document: Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037; Sustainability Report for the Revised Publication Local Plan, May 2021 by Urban Edge Consulting

#### **SEA Objective SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change**

As per our previous consultation response, it is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.

We note from Appendix B, the Analysis of Consultation Responses, that this is being considered and may be added in the Post Adoption Statement.

#### **SEA Objective SA7: To Conserve and Enhance Biodiversity and Geodiversity**

We welcome the amendment to the title of this objective to include geodiversity, as per our previous consultation response.

We previously suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible



Natural Greenspace Standard (ANGSt). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring. In response to this, we note that the Analysis of Consultations responses states that this is being considered and may be added in the Post Adoption Statement.

We would be very happy to comment further as the plan process progresses. If you have any queries relating to the detail in this letter please contact me on [REDACTED]

Yours faithfully

Mary Andrew  
Sustainable Development Lead Adviser  
Natural England- Thames Solent Team

# **FAREHAM REVISED PUBLICATION LOCAL PLAN 2037 – REGULATION 19 CONSULTATION**

## **LAND ADJACENT TO 75 HOLLY HILL LANE, SARISBURY**

### **REPRESENTATIONS ON BEHALF OF BARGATE HOMES**

#### **TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004**

**Prepared by: Jeremy Gardiner & Trevor Moody**



**Pegasus Group**

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

**DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE**

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales  
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**APPENDICES:**

**1.0 Landscape Response prepared by Terra Firma Consultancy including  
Opportunities and Constraints Plan**

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## **1.0 Introduction**

- 1.1 The following representations are prepared by Pegasus Group on behalf of our client, Bargate Homes. Our client has interests in Land adjacent to 75 Holly Hill Lane in Sarisbury (SHELAA ID: 1005).
- 1.2 Our previous representations (dated December 2020) on the Publication Local Plan set out suggested amendments to draft Policy wording. However, these changes have largely not been made. As such, these representations reiterate our client's concerns in this regard as well as expressing strong concerns relating to the latest approach to housing delivery set out within the RPLP.
- 1.3 Our client is an important stakeholder within Fareham and is keen to work with the Council to produce a plan which is legally compliant and meets the tests of soundness set out within the revised National Planning Policy Framework (NPPF) published on 20th July, 2021. Currently the plan is neither legally compliant nor sound.
- 1.4 The following representations utilise the same format as the Council's response form. Each area of the RPLP which is deemed to be either not legally compliant or unsound is clearly outlined below. Proposed changes to the plan in relation to policies, supporting text and the proposals map are provided.

## **2.0 Representations Form**

### **PERSONAL DETAILS**

#### **A1 Is an Agent Appointed?**

Yes

#### **A2 Please provide your details below:**

Title:

First Name:

Last Name:

Job Title:

Organisation: **Bargate Homes**

Address: c/o Agent

#### **A3 Please provide the Agent's details:**

Title: Mr.

First Name: Jeremy

Last Name: Gardiner

Job Title: Senior Director

Organisation: Pegasus Group



#### **B1 Which part of the Revised Publication Local Plan is this representation about?**

These representations relate to the overall Revised Publication Local Plan and to documents forming part of its evidence base.

#### **B1a Which Paragraph?**

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**B1b Which Policy?**

DS1: Development in the Countryside

DS2: Development in Strategic Gaps

DS3: Landscape

H1: Housing Provision

HP1: New Residential Development

HP4: Five Year Housing Land Supply

**B1c Which part of the Policies Map?**

Land adjacent to 75 Holly Hill Lane, Sarisbury

ASLQ designation

**B1d Which new housing allocation site?**

HA54: Land East of Crofton Cemetery and West of Peak Lane

HA55: Land South of Longfield Avenue

BL1: Broad Location for Housing Growth

**B1e Which new or revised evidence base document?**

**B2 Do you think the Revised Publication Local Plan is:**

Legally compliant - **No**

Sound - **No**

Complies with the duty to co-operate - **No**

**B3 Please provide details you have to support your answers above**

**The RPLP Is Not Legally Compliant:**

The National Planning Policy Framework (NPPF) states (paragraph 16 a) that Plans should "be prepared with the objective of contributing to the achievement of sustainable development". Footnote 11 confirms that this is a legal requirement of local planning authorities in exercising their plan-making functions. Meeting the objectives of sustainable development includes "...meeting the needs of the present...". By preparing a Plan which does not allocate sufficient land to meet the housing needs of the borough or the housing needs of neighbouring local planning authorities, and by failing to allocate land in locations which best respond to those housing needs, the local planning authority is failing to plan to deliver sustainable development and therefore failing to meet its legal obligations in this regard.

Paragraph 4.3 of the Revised Publication Local Plan (RPLP) recognises that the Standard Method provides for the minimum housing need and that the local housing need can be greater due to affordable housing needs and due to the unmet needs of neighbouring areas. Pegasus Group has calculated that:

- There is a need for 3,711 affordable homes in Fareham Borough over the plan period 2020-2037;
- The unmet affordable housing needs of neighbouring areas will increase this figure;
- Even if every site in the Council's estimated sources of supply of affordable homes was able to viably deliver policy-compliant levels of affordable housing, the RPLP will facilitate the delivery of 2,455 affordable homes at most;
- In order to meet affordable housing needs in full, in accordance with the Council's stated commitments in its Vision and Strategic Priority 1 of the RPLP, then the supply of affordable home should be increased by a minimum of 1,038 units, requiring additional allocations of greenfield land to deliver 2,594 homes or of brownfield sites to deliver 2,965 homes;
- Therefore, it is necessary for the RPLP to deliver a total of at least **13,188** homes over the plan period if affordable housing needs are to be met. If the Council's proposed (but unevidenced) contribution to the unmet needs of neighbouring authorities – of 900 dwellings – is added, this generates a housing requirement of **14,088** dwellings for the plan period;
- The RPLP proposes to deliver 10,594 homes over the plan period. It will therefore significantly under-deliver against local housing needs, therefore fail to deliver sustainable development and fail to meet its legal obligations.

## **The RPLP Is Unsound**

Paragraphs 1.5 and 1.6 of the RPLP set out the Tests of Soundness and how they are achieved:

*"1.5 This is a formal, statutory stage in the production of the Local Plan, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The Regulations specify that this stage of the plan is subject to a six-week period of consultation. The representations made to the consultation must focus on the 'Tests of Soundness' which require that the Local Plan has been '**positively prepared, justified, effective and consistent with national policy**'"*

*1.6 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:*

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

**The RPLP has not been positively prepared** because it:

- Fails to meet the area's objectively assessed needs as described above;



- Is not informed by agreements with neighbouring authorities in accordance with the Duty to Cooperate so its housing provision proposals are not informed by a clear understanding of the unmet needs of neighbouring authorities;
- Is not consistent with achieving sustainable development – by definition it cannot be, because it is not planning to meet the area's objectively assessed needs.

**The RPLP is not justified** because it:

- Does not provide an appropriate strategy, taking into account the reasonable alternatives. Its strategy should properly plan to contribute towards meeting the unmet needs of neighbouring authorities including Gosport Borough, based on formal agreements with those authorities which should have been in place as part of the plan preparation process. The strategy for addressing Gosport's unmet housing needs should include housing allocations in Fareham Borough. This should include allocation of Land adjacent to 75 Holly Hill Lane for about 30 dwellings;
- Has not been prepared on the basis of a proportionate evidence base. Pegasus Group are of the opinion that the evidence base supporting the RPLP is lacking in numerous pieces of evidence required by national policy and guidance if it is to be regarded as having been soundly prepared. Missing evidence of fundamental importance includes:
  - (i) An assessment of the need for affordable housing over the plan period as required by paragraph 62 of the NPPF,
  - (ii) An assessment of the need for affordable housing which demonstrably adopts the methodology of national guidance or which provides the necessary outputs,
  - (iii) An assessment of the unmet need for affordable housing from neighbouring authorities as required by paragraphs 35a and 61 of the NPPF,
  - (iv) Statements of Common Ground with neighbouring authorities that reflect the current minimum need for housing as required to meet the Duty to Cooperate and as required by paragraph 27 of the NPPF,
  - (v) An assessment of how the out-of-date identified unmet needs are to be

distributed as required by the PPG (61-012) and thereby paragraph 27 of the NPPF,

(vi) A detailed housing trajectory as required by paragraph 74 of the NPPF,

(vii) Evidence required to demonstrate that a five-year land supply at the point of adoption is available as required by paragraph 74 of the NPPF, and

(viii) Clear evidence that completions will be achieved on sites with outline planning permission, and on sites which are allocated or proposed to be allocated, such that these can be considered to be deliverable according to the NPPF.

In the absence of this evidence, the RPLP cannot be regarded as justified or sound, and its preparation has not been in compliance with the Duty to Cooperate.

**The RPLP is not effective** because it:

- Is not deliverable, given the uncertainties which exist around the delivery and viability of Welborne; the uncertainties which exist around the delivery and viability of the Policy BL1 Broad Location for Housing Growth allocation; and the strong objections made to a number of the proposed allocations including HA54 Land East of Crofton Cemetery and West of Peak Lane on which there has already been two refusals of planning permission, and HA55 Land South of Longfield Avenue, both of which lie in a narrow and open part of the Fareham – Stubbington Strategic Gap of high landscape sensitivity.

**The RPLP is not consistent with national policy** because it:

- Will not enable the delivery of sustainable development by failing to meet the housing needs of the area;
- Has not been prepared on the basis of the evidence required by national policy and guidance, as described above.

**The RPLP does not meet the Duty to Cooperate**

The housing provision proposals of the RPLP have not been prepared on the basis of agreements with other planning authorities set out in Statements of Common Ground. This is contrary to Government PPG advice.

In relation to unmet need, it should also be remembered that Welborne (previously known as the North of Fareham SDA) was originally conceived by PUSH (now PfSH) as one of two SDAs which were promoted to meet the sub-regional needs of south Hampshire and brought forward in the "South East Plan". The Inspector's Report on the Examination into the Fareham LDF Core Strategy (dated 20th July, 2011) identified five Main Issues, Main Issue 1 being:

*"7. The North of Fareham SDA represents the most significant and controversial element of the Core Strategy. ....While the principle of the SDA's development is contained in the regional strategy – policy SH2 of the South East Plan (SEP) – the justification for the proposal derives from evidence prepared by South Hampshire local authorities (the Partnership for Urban South Hampshire [PUSH]) during the SEP's preparation....The advantages of SDAs are seen as threefold: safeguarding existing towns and villages by reducing coalescence; providing more opportunities for planning gain; and achieving a critical mass to deliver sustainability benefits. The development now proposed is one of two SDAs proposed by PUSH and brought forward into the SEP. Both are aimed at meeting sub-regional housing needs and, as such, their housing totals are separated from the housing requirement for the remainder of the Boroughs concerned in the sub-regional strategy and SEP."* (our underlining)

However, the Council is now treating Welborne as a source of housing supply for Fareham Borough only, disregarding its planned sub-regional role. This compounds the lack of positive preparation of the RPLP and starkly contrasts the Council's current approach to the delivery of housing to meet sub-regional needs with its approach of a decade ago.

**For these many reasons, the RPLP is unsound. It should be replaced by a further Regulation 19 plan which has been prepared on a legally compliant and sound basis.**

---

## **Representations about specific draft Policies of the RPLP:**

### **Section 3: Development Strategy**

This section of the RPLP is substantially focussed on restricting development outside the existing settlement policy boundaries of urban areas. As part of the previous round of consultation on the Publication Local Plan, we submitted strong objections to the overly restrictive nature of the policies contained within this section of the Local Plan. No material changes have been made as part of the RPLP in response to those objections and so our key concerns are re-iterated below.

Paragraph 3.9 of the RPLP states:

*"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." (our underlining)*

Our client objects to the identification of the Areas of Special Landscape Quality (ASLQ) in the borough, and particularly to the presumption against development in ASLQ and against the allocation of any sites for development within these areas. This is discussed in detail in the section relating to Policy DS3: Landscape below.

### **Policy DS1: Development in the Countryside**

For housing development which is brought forward in the absence of a 5-year housing land supply, Policy HP4 applies. This will necessarily introduce new built

form onto greenfield sites adjacent or well related to existing urban area boundaries. This will inevitably cause a change to the landscape character of the site and immediately adjacent land. Criteria ii) and iii) require proposals to "conserve and enhance landscapes" and "recognise the intrinsic character and beauty of the countryside". It is not clear which "landscapes" are being referred to – the spatial extent of 'landscapes' should be defined here to avoid ambiguity. While the landscape as a whole could be enhanced by carefully designed development proposals, the principle of landscape change within the site itself should be established. If this requirement to 'conserve and enhance landscapes' is applied to the landscape features and character of a potential development site, then this requirement is excessive and unachievable once the landscape 'change' from an undeveloped site to a developed site is taken into account. Either the spatial extent of 'landscapes' should be defined or the requirement to 'enhance landscapes' be removed from the policy.

Moreover, it is not clear how the extent to which a proposal has recognised "the intrinsic character of the beauty of the countryside" can be measured. After all, those attributes can be "recognised" but then disregarded. It is true that every area of countryside has a "character" but not that every area of countryside has "beauty".

Criterion v) should include an exception for development which is brought forward under Policy HP4, where the application of the "tilted balance" would allow the loss of BMVAL.

Paragraph 3.39 fails to explain how this policy works in relation to housing policies.

### **Policy DS3: Landscape**

This draft policy designates about a quarter of the land area of the Borough as "Areas of Special Landscape Quality" (as shown on Figure 3.3).

From the commentary provided in paragraph 3.49, it appears that the Council is equating its 'Areas of Special Landscape Quality' (ASLQ) with 'valued landscapes'. This is questionable. All landscapes are valued at some level by different people. NPPF paragraph 174 triggers a need to consider when landscape value is just a local consideration, or when landscapes are more 'out of the ordinary'.

Fundamentally, for a landscape to be a valued landscape, it does not have to be designated - so by designating the ASLQ (or by creating a valued landscape designation) the Council is at risk of creating a policy that is irrelevant, because guidance says that non-designated landscapes can be valued, so site-by-site assessments will be required in any event. Given that Policy DS3 is irrelevant, it is unnecessary and it should be deleted.

However, if it is held that Policy DS3 should not be deleted, the following comments apply.

Paragraph 3.55 states that "...all parts of the Borough have some landscape quality and may be sensitive to landscape change". This is ambiguous. All landscape will be of 'a quality' but quality (in GLVIA3 aligned with condition) is only one consideration of landscape sensitivity.

With regard to "How the policy works", paragraph 3.56 states that "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.". The GLVIA3 is an extensive and diverse document and, if it is to be used as basis for this policy then a specific reference or explanation should be provided as to how points a-g have been derived.

Paragraph 3.57 refers to the submission of "...a proportionate Landscape Assessment". In the event that Policy DS3 is not deleted, this should be amended to require the submission of a 'Landscape and Visual Impact Assessment'. There are many applications of Landscape Assessment and several forms of reporting. Reference to LVIA would be specific and clear as to what is required (and incidentally relates better to the approaches set out in GLVIA3).

Having specific regard to our client's land interest adjacent to 75 Holly Hill Lane in Sarisbury, the site has previously been promoted through FBC's SHELAA, the latest version of which is dated April 2021 (Site ID 1005) and was discounted solely because it is located within an ASLQ. Consequently, our client has appointed Terra Firma Consultancy to review this matter and a Landscape Response is attached to these representations at Appendix 1, together with an Opportunities and Constraints Plan for the site.

In summary, it is considered that if Policy DS3 is not deleted, it should better allow

for flexibility when it can be proven that parcels of land within the ASLQ, when taken in isolation and studied in depth, can accommodate sensitive small-scale development. It is considered that our client's site has capacity for development without detriment to the wider Landscape Character Area and would also create opportunities for landscape enhancement and protection.

### **HA55 Land South of Longfield Avenue / HA54 Land East of Crofton Cemetery and West of Peak Lane / DS2: Development in Strategic Gaps**

There is an inherent contradiction between Policy DS2 and proposed allocation HA55 in particular, and to a lesser extent, HA54. Policy DS2 states that:

***"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."***

Housing Allocation Policy HA55 allocates Land South of Longfield Avenue for residential and mixed use development with an "indicative yield" of 1,250 dwellings. The number of dwellings is to be confirmed through a Council-led masterplanning exercise. Criterion b) states:

***"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...."***

This illustrates the fundamental problem with a proposed allocation of this scale – it is located in an open landscape between Fareham and Stubbington and its effect will be to potentially almost halve the width of the Strategic Gap at this point. A development of 1,250 homes and other built form will not ***"maximise the open nature of the existing landscape"*** – that can only be achieved by development being allocated elsewhere. This allocation will inevitably cause significant harm to the integrity of the Strategic Gap by physically and visually diminishing the remaining extent of open land, which also includes the route of the Stubbington Bypass, to such an extent that the function of this part of the Strategic Gap will be significantly undermined, contrary to Policy DS2.

The executive summary of the "Technical Review of Areas of Special Landscape Quality and Strategic Gaps" (undertaken by Hampshire County Council (HCC) on behalf of FBC and published in September 2020) makes two observations in respect of the Fareham to Stubbington Strategic Gap, stating that (Technical Review, pages 6 and 7):

*"The Fareham-Stubbington Strategic Gap is proposed for continued designation, also having strong sub-regional agreement for its designation, and a clear role in preventing settlement coalescence through continued and heavy pressure for Southern expansion of Fareham and Northern and Eastern expansion of Stubbington, but it is considered that there are some opportunities for development to be accommodated within the landscape, without compromising the Strategic Gaps function..."*

*Possible adjustments to the Fareham-Stubbington Strategic Gap could be considered in the following locations:*

- *An area to the South of Fareham, and west of HMS Collingwood, as some development in this area could be visually absorbed into the Gap without compromising the Gap function..."*

The Technical Review goes on to state that an area south of Fareham and west of HMS Collingwood be considered as a potential location for development. This Technical Review was prepared as part of the evidence base for the December 2020 Regulation 19 local plan, so it was written to support its proposals. The RPLP now proposes additional housing allocations including HA55 Land South of Longfield Avenue. Development in that location would place development in a open and exposed part of the landscape, at a point where the existing Strategic Gap (between HMS Collingwood / Newlands Farm and Stubbington) is only between ca. 325m and 550m wide. This contradicts some of the principles set out in the analysis and conclusions of the HCC Technical Review and calls into question the robustness of the technical assessment work which led to the HA55 allocation being proposed.

Housing Allocation Policy HA54 allocates Land East of Crofton Cemetery and West of Peak Lane for housing with an indicative yield of 180 dwellings. Whilst this development would not physically reduce the width of the Strategic Gap at this point, the development of this site will consolidate the extent of built form on the northern edge of Stubbington, and, when taken together with the potentially



significant physical and visual impacts of the proposed HA55 allocation, the two developments are likely to harmfully affect the integrity of the Strategic Gap. It is understood that the promoters of the HA54 site, Persimmon Homes, are pursuing an appeal against the Council's decision to refuse permission for 206 dwellings on the site (P/20/0522/FP, refused 17 February 2021). Two of the Council's ten reasons for refusal were:

- "ii) *The development of the site would result in an adverse visual effect on the immediate countryside setting around the site.*
- iii) *The introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces."*

It is not clear how a reduction in the yield of this site from 206 dwellings to 180 dwellings could overcome these reasons for refusal as the quantum of development is similar. "Adverse visual effects" are still likely to result, compounding the significant harm to the integrity of the Strategic Gap which will result from the development of the HA55 allocation.

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

This policy proposes the delivery of up to 620 dwellings in years 10 – 16 of the plan period from the redevelopment of a part of Fareham town centre which includes the Council's Civic Offices, Fareham Shopping Centre, surface and multi-storey car parks, Fareham Library, Fernham Hall, the Police Station and Bus Station offices. This is a highly complex site with multiple ownership and stakeholder interests, and significant existing built form, and its redevelopment is likely to be a challenging and protracted process which will foreseeably extend well beyond the plan period. This policy is high level and aspirational, and as such it should not form part of the housing supply for the plan period. The revised NPPF published on 20 July, 2021, states (para. 22) with regard to Strategic Policies:

***"...Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks***

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***further ahead (at least 30 years), to take into account the likely timescale for delivery."***

Policy BL1 requires such a 30 year delivery timescale and the RPLP should be amended to this effect. It should be assumed that any housing completions from this site will come beyond the plan period.

### **Policy HP1 New Residential Development**

As worded, this policy does not list all of the circumstances in which housing will be permitted outside the urban area.

For clarity, amend to add:

***"c) It is for small-scale housing development that accords with Policy HP2.***

***d) It is in circumstances where the Council cannot demonstrate a Five Year Housing Land Supply and the proposal accords with Policy HP4."***

### **Policy H1 Housing Provision / Policy HP4 Five-Year Housing Land Supply**

Pegasus Group has reviewed the RPLP and its evidence base and concludes that the RPLP:

- Proposes a housing requirement that will not meet the affordable housing needs of Fareham Borough let alone contribute to the unmet affordable housing needs of neighbouring authorities. contrary to the Vision and Strategic Priority 1 of the RPLP and contrary to paragraph 20a of the NPPF;
- Proposes a contribution towards the unmet needs of neighbouring authorities that has not been demonstrated to be sufficient or to be in an appropriate location as required by paragraphs 11b and 61 of the NPPF;
- Has not been informed by effective and on-going joint working such that the duty to cooperate has not been met as required by paragraphs 26 and 27 of the NPPF;

- Proposes a stepped housing requirement, beginning at 300 dwellings per annum (so well below the Standard Method requirement of a minimum of 541 dwellings per annum) without any consideration of the significant existing backlog of housing supply, such that the needs of the present will not be provided for as required by paragraph 7 of the NPPF;
- Unjustifiably proposes a stepped housing requirement which requires less development in the early years of the plan period than the trajectory suggests can be achieved which will only serve to unnecessarily delay meeting development needs contrary to the PPG (68-021);
- Unjustifiably proposes a stepped housing requirement to secure a five-year land supply but sets this significantly below the level at which the RPLP would demonstrate a five-year land supply and therefore serves to delay meeting development needs contrary to the PPG (68-021);
- Seeks to replace paragraph 11d of the NPPF with Policy HP4 which is clearly inconsistent with the NPPF and actively undermines the operation of the NPPF;
- Does not identify a sufficient developable supply to meet even the proposed housing requirement for 9,556 homes in the RPLP contrary to paragraph 68 of the NPPF, and
- Does not provide any evidence that a five-year land supply will be able to be demonstrated at the point of adoption as required by paragraph 74 of the NPPF.

The Council has a history of persistent failure to deliver a Five Year Housing Land Supply since at least 2015. During this period, extant Local Plan Policy DSP40 has purported to operate as a "safety net" policy (as Policy HP4 is now proposed to operate) to facilitate the release of additional sites for housing to restore a five year supply of housing land. In June 2021, as part of an appeal by Bargate Homes against the Council's refusal of consent for 99 dwellings on Land East of Newgate Lane East (Appeal ref. APP/A1720/W/21/3269030) the Statement of Common Ground signed by the Council and the Appellant stated that it was agreed that the Council was unable to demonstrate a Five Year supply, and that the Council identified a 3.57 year supply while the Appellant identified a 0.95 year supply. Whilst the precise extent of the shortfall was not agreed, this confirms that the extant Policy DSP40 has not been operated in a manner which delivers a Five Year

supply. That policy is demonstrably not fit for purpose. Policy HP4 is similar, so is therefore likely to be similarly operated by the Council, perpetuating the persistent under-supply of housing in the Borough. This assertion is wholly supported by the decision letter from the Inspector, Mr. G.D. Jones dated 28 July, 2021, who determined appeals relating to Land East of Newgate Lane East, Fareham which comprises the southern part of the former HA2 allocation (Appeals Ref. APP/J1725/W/20/3265860 and APP/A1720/W/21/3269030). Here at paragraph 46 the Inspector commented:

*"LP2 Policy DSP40 criteria (ii) and (iii), however, carry greater weight, albeit that the evidence indicates that the balance they strike between other interests, including character / appearance and the Strategic Gap, and housing supply may be unduly restrictive given that the housing supply shortfall has persisted for a number of years in spite of this Policy."*

As currently drafted, Policy HP4 is even more restrictively worded than its predecessor DSP40. In particular:

- *DSP40 iii) The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the on the Countryside and, if relevant, the Strategic Gaps;* has been re-worded as below:
- *HP4 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 recognises the intrinsic character and beauty of the countryside and, if relevant, does not significantly affect the integrity of a Strategic Gap;*

Policy DSP40 recognises that the operation of the policy necessarily involves permitting new housing on greenfield land which is currently designated as "countryside", and perhaps also as "strategic gap", and that such development will inevitably have some landscape impact – so it sets out an aspiration for such adverse impacts to be minimised. This has been regarded as a reasonable approach by appeal Inspectors.

Policy HP4 on the other hand removes the reference to minimising adverse impacts and replaces it with a nebulous requirement for developments to *"recognise the intrinsic character and beauty of the countryside"*. It is unclear how this policy test

can be satisfied, and it is likely to mean that the Council will release even fewer sites for housing to meet its Five Year Housing Land Supply shortfall than it has done previously.

### **Representations about the RPLP Proposals Map: Allocation of Land adjacent to 75 Holly Hill Lane for residential development**

The 2020 Regulation 19 Plan was prepared on the basis of a lower housing target for Fareham Borough calculated from the Government's consultation draft changes to the Standard Method, which were published for consultation in August 2020. Of course, the Regulation 19 Plan was soon found to be based on erroneous assumptions, because the Government confirmed in December 2020 that Fareham's housing requirement calculated through the Standard Method would remain as previously.

The Council has decided to introduce Policy HA55 South of Longfield Avenue draft allocation for about 1,250 dwellings alongside other new draft allocations in order to help meet the higher housing requirement.

In our submission, HA55 should be deleted or its proposed housing yield should be significantly reduced, and other sites that have a lesser / no impact upon the Strategic Gap and countryside should be allocated including those promoted by Bargate Homes which include Land adjacent to 75 Holly Hill Lane.

As set out above, the sole reason for discounting the site as an allocation within the SHELAA is because of its location within the proposed ASLQ designation, and our client's objection to this is set out above.

Otherwise, the SHELAA confirms that the principle of highway access to the site is acceptable, subject to allowing for the turning of refuse vehicles within the design of the access road, which could be addressed. It is confirmed that there are no known conservation constraints or noise/air quality constraints, and that the site is not within an identified area of archaeological potential. The SHELAA suggests that there is the potential for moderate to high quality habitats and ecological interest within the woodland areas, but this could be assessed and appropriately mitigated.

In terms of its accessibility and sustainability, the SHELAA confirms that the site is located within 800m of accessible green space or play space, within 800m of a community/leisure facility, within 1,200m of a Primary School and within 1,600m of a Secondary School. It is also noted that the site is located 0.5 miles (by road) to the south of the A27 and its associated local facilities and services. There are also bus routes that run along Barnes Lane to the east, and the A27.

The SHELAA concludes that the site is both available and achievable but that it is not suitable due to its location within an ASLQ.

The Landscape Response prepared by Terra Firma Consultancy submitted previously, and enclosed at Appendix A, includes an Opportunities and Constraints Plan for the site which identifies an indicative developable area extending to approximately 0.93 hectares. On the basis of a development density of 30-35 dph, this would equate to the provision of between 28-33 dwellings on the site.

On the basis of the above, the Council is encouraged to allocate Land adjacent to 75 Holly Hill Lane in Sarisbury for about 30 dwellings and amend the RPLP Proposals Map accordingly. This site is controlled by a highly reputable local housing developer – Bargate Homes – who has a strong local track record of delivery and is keen to bring it forward for development immediately, such that the site can make an important contribution to the Council's five-year housing land supply.

**B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?**

- Plan to meet the area's housing needs including its affordable housing needs and the unmet needs of neighbouring authorities;
- Address the identified significant gaps in the evidence base supporting the RPLP which should have been in place ahead of the plan's preparation so that its spatial strategy and level of housing provision are prepared in accordance with legal requirements and national policy and guidance;
- Accordingly, increase the RPLP's proposed housing provision to a minimum of 14,088 dwellings;
- Amend Policy DS1 as set out above;
- Delete Policy DS3;

- Delete proposed housing allocation HA55 South of Longfield Avenue or significantly reduce (perhaps halve) the quantum of housing proposed in that location to preserve the integrity of that part of the Strategic Gap;
- Review and reduce the quantum of housing proposed through the HA54 East of Crofton cemetery etc allocation to ensure that this development includes sufficient land for green infrastructure to mitigate the visual harm to the local landscape which was alleged to flow from the previous planning application for 206 dwellings – perhaps reducing its yield to 150 dwellings;
- Delete Policy HP4;
- Amend Policy BL1 to confirm that it is a strategic policy with a delivery timescale of 30 years, such that it will not yield any housing during the plan period;
- Allocate Land adjacent to Holly Hill Lane for about 30 dwellings and amend the Proposals Map accordingly.

**B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?**

For the reasons stated above.

**B4c Your suggested revised wording of any policy or text:**

See above.

**B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?**

Yes, I want to take part in the hearing session(s)

**B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):**

To contribute to testing the legal compliance and soundness of the RPLP for the reasons set out in these representations.

## **APPENDIX 1**

### **Landscape Response prepared by Terra Firma Consultancy and associated Opportunities and Constrains Plan**



PERSONAL DETAILS

See Alphabetical Order - Raymond Brown Reps  
Final for full response

A1 Is an Agent Appointed?

☒ Yes

☐ No

A2 Please provide your details below:

Title:

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

RAYMOND BROWN MINERALS AND RECYCLING LIMITED

Address:

C/O SOUTHERN PLANNING PRACTICE LIMITED  
Y  
T  
W

Postcode:

S

Telephone Number:

Email Address:

A3 Please provide the Agent's details:

Title:

MS

First Name:

LYNNE

Last Name:

EVANS

Job Title: (where relevant)

Organisation: (where relevant)

SOUTHERN PLANNING PRACTICE LIMITED

Address:

Y  
r  
Y

Postcode:

S

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input checked="" type="checkbox"/> The evidence base  | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

SA AND SEA

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B3 Please provide details you have to support your answers above

PLEASE SEE ATTACHED REPRESENTATIONS

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

PLEASE SEE ATTACHED REPRESENTATIONS

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

PLEASE SEE ATTACHED REPRESENTATIONS

B4c Your suggested revised wording of any policy or text:

PLEASE SEE ATTACHED REPRESENTATIONS

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☒ Yes, I want to take part in a hearing session

☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

THE OBJECTIONS RAISE COMPLEX AND SIGNIFICANT ISSUES WHICH AFFECT THE SOUNDNESS OF THE PLAN, AND REQUIRE TO BE FULLY DEBATED AT THE EXAMINATION TO INFORM THE INSPECTOR

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL

Prime (UK) Developments Ltd is submitting representations to Fareham Borough Council regarding the Revised Publication version of the Local Plan. Prime has a legal interest on land at Sopwith Way, Swanwick. The plan attached shows the site.

The wording of policy H1 regarding housing supply, as currently written, is objected to. The policy text acknowledges that it does not meet NPPF requirements to provide housing needed for different groups, including but not limited to those set out in NPPF 62. Furthermore, the Local Plan itself sets out that it does not meet the requirement for 10% of sites to be under 1ha as required by NPPF 69.

There is no compelling evidence provided within the Local Plan to demonstrate that windfall sites will provide a reliable source of supply, or where they could be delivered. For example, it is not clear that the settlement boundary review document within the evidence base and changes to the settlement boundary will deliver any quantum of housing.

Overall, there is a lack of sites allocated within the Local Plan to meet the known housing need within the authority area for all different types of housing need.

As such, the policy is not sound or in accordance with national policy which is a requirement of NPPF 35.

Policy HP8 is objected to. It is already known that there is not enough available land within the urban area boundaries to accommodate all currently known general housing need, let alone specialist housing.

The Specialist Housing Topic Paper acknowledges the demographic changes and the population aged 65+ in Fareham is already above the national and Southeast averages, these are only set to increase by the end of the plan.

Given these known demographic changes in Fareham, the requirement for specialist housing is only going to increase. As such this policy is not positively prepared nor will it boost the supply of housing. As currently set out, it will lead to a shortage of specialist housing as the supply will not be able to keep up with demand, it will also lead to an unnecessary burden upon Council resources due to planning by appeal and not support the plan-led system.

The evidence base paper on specialist housing utilises SHOP@ tool to consider future demand for specialist elderly housing accommodation in Fareham, this is one of a number of tools available to determine future need it is not clear if any other data sources or tools have been used to ensure this is a robust position for the plan period.

To be positively prepared the policy should seek to allocate housing sites to meet the known demand. This is a requirement of the PPG which states

*“Plans need to provide for specialist housing for older people where a need exists.”*

The PPG includes a paragraph regarding allocating sites for specialist housing for older people, which continues

*“This may be appropriate where there is an identified unmet need for specialist housing. The location of housing is a key consideration for older people who may be considering whether to move (including moving to more suitable forms of accommodation).”*

Whilst the PPG suggests locational factors could include public transport and town centres, it is important to acknowledge Fareham as a rural area, in which people will want the choice to live in an area similar to what they are used to and this is likely to not be in an urban or town centre location. Such an approach would accord with NPPF 85 which required planning policies to recognise that sites to meet local business and community needs in rural areas may have to be found outside of existing settlements.

Furthermore, specialist elderly housing creates local employment, both direct jobs e.g. carers, house and building management, catering, entertainment and activities, as well as supply chain jobs. NPPF 84 calls for planning policies to support the sustainable growth of all types of business in rural areas.

Additionally, the Local Plan is silent on the needs of people with dementia. Nationally this is an increasing long-term health condition that requires specialist housing for those suffering from the disease. Given the increasing aging demographic in Fareham over the plan period, the requirement for specialist dementia housing is going to be significant within the Borough. As such the Local Plan should be supporting specialist housing designed to support those living with dementia.

Land at Swanwick Lane is a deliverable and developable site to support the need for specialist elderly accommodation. It should be allocated as such to deliver a 60-bedroom residential, nursing and dementia care home. It is not subject to any statutory or non-statutory constraints. Within the “Technical Review of Areas of Special Landscape Quality and Strategic Gaps” it sits within an area of ribbon development, categorised as part of the character of the local area and the development of the site will accord and continue this ribbon character.

Within the SHLAA (id. 3109), the site was considered as part of a wider site at a scale which is considered to be out of keeping with the character of the area, however bringing the site forward for specialist housing in accordance with the attached plan on land to the south of this wider land addresses this concern.

Access to the site is achievable and available via Sopwith Way, which is suitable to accommodate traffic in connection to the development.

The site is currently used as paddocks and low scale agriculture, with a low biodiversity rating. The development of the site would not lead to the loss of best agricultural land or land productively used for food creation or other alternative beneficial uses. The development of the site can create a biodiversity net gain. Calculations have shown that this could comfortably exceed a 10% biodiversity net gain. Furthermore, the opportunity exists within the wider site to create an extension to the Nature Reserve, secured via the development of the care home leading to greater biodiversity net gains as well as creating a new location for nitrate offsetting.

Given the immediate proximity of the significant employer at NATS, Swanwick Lane, it is also suitable from an employment perspective, as a 60-bed care home will generate circa. 80 jobs supporting the local economy.

Additionally, job creation within this location will create an added green travel benefit. Alongside NATS and other adjacent employers and publicly accessible spaces (e.g. Swanwick Lakes Nature Reserve), a critical mass can be created to support a public transport (bus) service serving this immediate location, with the added benefit of being available to the wider community of Swanwick.

In summary, the Revised Publication version of the Local Plan is not currently sound for the reasons set out above. Policies H1 and HP8 require significant changes in order to support the housing needs of all the community, including elderly specialist housing. The site at Sopwith Way is immediately deliverable and developable to meet the increasing need for specialist housing in Fareham. It creates an opportunity to deliver sustainable development with significant economic, social and environmental benefits and should be allocated to support the Government's objective of significantly boosting the supply of homes where needed and the needs of specific housing requirements.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have been made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.





# PERSONAL DETAILS

## **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.



PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

☒ No

A2 Please provide your details below:

Title:

MR

First Name:

JOHN

Last Name:

ROUGHTON-BENTLEY

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

A3 Please provide the Agent's details:

Title:

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:



B1

Which part of the Revised Publication Local Plan is this representation about?

- ☐ A paragraph
- ☒ A policy
- ☐ The policies map
- ☐ A new housing allocation site
- ☐ The evidence base
- Go to B1a
- Go to B1b
- Go to B1c
- Go to B1d
- Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

S144

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

SETTLEMENT BOUNDARIES

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

32 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

33 Please provide details you have to support your answers above

THE SETTLEMENT BOUNDARY MAP DOES NOT INCLUDE 2 DWELLINGS THAT SHOULD HAVE BEEN INCLUDED



Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

ADDITION OF DWELLINGS 16A AND 17 LYCHGATE GREEN  
IN THE SETTLEMENT BOUNDARY

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

IT WOULD CORRECT IT

PLEASE NOTE

THESE COMMENTS SHOULD ALSO BE LOGGED TO PLANNING PERMISSION  
ALREADY GRANTED TO SITE HAS4 - DAKESIDE LANE

B4c Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.





B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session

☒ No, I don't want to take part in a hearing session

35b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

**FAREHAM**  
BOROUGH COUNCIL



29<sup>th</sup> July 2021

Mrs Anne-Marie Burdfield

[REDACTED]

Here are my responses to The Local Plan.

### **Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation.**

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

### **Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered. There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**

**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

**Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets.** The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

**Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.**

**Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access** to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, **Page 54 suggests 7 new accesses onto** the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

**Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective."** This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HA1 sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind

## **Occupancy Rates**

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bedroomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## **Carbon Reduction**

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## **Healthcare**

**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.



**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is "in public", you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

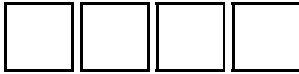
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.

All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <[REDACTED]>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

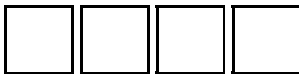
Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.

I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

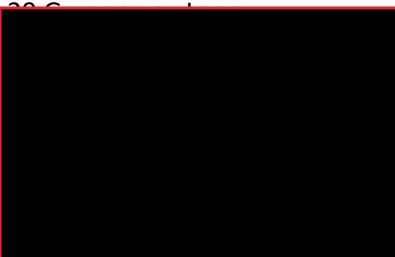
As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins



## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

**There are sites missing from page 74 of the SHELAA page 52 of the plan.**

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.

### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

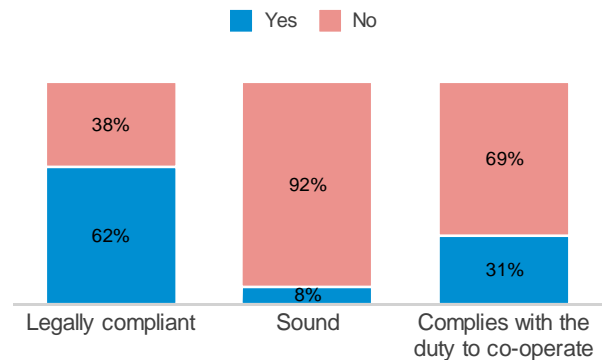
### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed and may contain information which is privileged and/or confidential. If it has come to you in error, you must take no action based on it nor must you copy or show it to anyone.

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	13	13	13
<b>Yes</b>	8 62%	1 8%	4 31%
<b>No</b>	5 38%	12 92%	9 69%



**Respondent: Dr Simon Bray (147-21210)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

My comment is not strictly relevant on all points, but in short I feel that the central Govt. massaging of years (ie 2014 vs 2018) against which to assess housing need is really a cynical approach toward using the building industry to re-boot the economy thus placing more pressure on habitats and further missing biodiversity targets (the most risible effort in Europe – against which it was measured). On a personal level, I have no faith at all in the consultation process, having fought a development at the lower end of Swanwick Lane and despite Council and locals efforts, the planning inspectorate allowed it to proceed. And in more relevance to my opinion of consultation with local Govt., two wasted large meetings to discuss traffic calming in Swanwick Lane involving all residents – of which no “effective” calming structures ever went ahead, despite support and the sending out of design / planning documents. This amounted to a falsehood, so, do I trust the consultation process? Not at all.

**What modification(s) is necessary to make the Revised Pub...**

Revert to realistic figures, don't massage

**How would the modification(s) you propose make the Revise...**

It would reflect real need

**Your suggested revised wording of any policy or text:**

Start again

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

**Respondent: mrs Sandra Abrams (277-211844)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

The autumn consultation has been overturned by the government. Housing allocations have been increased by the government against the agreed quotas which was based legally on research of needs. A revised housing quota has therefore been imposed after the electorate had given their consent.

**What modification(s) is necessary to make the Revised Pub...**

Withdrawl

**How would the modification(s) you propose make the Revise...**

How did a u-turn by government make the revised plan legal?

**Your suggested revised wording of any policy or text:**

Fareham BC should remind Government that local residents and councillors made a decision based on local knowledge of housing need.

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

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**Respondent: Mr Robert Megginson (287-16156)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

## Please provide details you have to support your answers a...

Legal compliance The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in 'Fareham Today' on Page 4 of the Reg. 19 Statement of Consultation, which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This consultation process has specifically restricted public comments to the revisions and additions to this version as the previous draft Publication had to be scrapped. This was due to the premature and risky decision by FBC to apply the new housing need methodology before the government decided against adopting it. Restricting comments for this consultation is unjust and unfair. The public may wish to comment on the whole plan not just the revisions. The consultation website even restricts drop down options to the revised sections only. Para 4.2 describes the methodology used to calculate Fareham's housing need. This is not democracy but the Council yet again prescribing what the public can comment on. This methodology is in advance of the government's response to the Planning white paper 'Planning for the Future' and hence there is a risk that this will be changed. Residents have voiced their concerns since 2017 and been largely ignored by the Council. The concerns have not been considered regardless of protest marches, deputations and objections raised. For example, a petition against the various versions of draft plans, despite exceeding the prerequisite number of signatures needed to trigger a Full Council meeting debate, such debate was refused, even after a challenge was raised to the Council's scrutiny Board. No petition debate has taken place to date on this or previous plan versions. Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until the outcome of the Government's response to the Planning white paper 'Planning for the Future' is known. In May 2021 residents challenged this council in the high court and won the case. The Judge confirmed: 1) that the council acted unlawfully and unfairly towards the residents, that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and; 2) that the Planning Committee failed to grapple with residents' request for a deferral. He stated the judgement needs to be shared with everyone concerned within the council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of their views being ignored. For all of the above reasons, this consultation process and Publication Plan is not legally compliant. Soundness: Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own planning aspiration and objectives. Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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. Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary! Complies with Duty to cooperate: Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply. Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes have been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Why does this process NOT permit comments against any site in the plan? New site/s appear to have been added to the HA 1 Cluster. This is immoral and potentially unlawful. As the previous plan was never adopted and hence previous comments not addressed, how is the considered 'consultation'?

## What modification(s) is necessary to make the Revised Pub...

The Council have not demonstrated and desire to listen to residents or to accept any recommendation from residents, which is true consultation. It is currently an paper exercise as a tick box to achieve what the FBC want. The current process is extremely complex, sometimes inaccurate and has the effect of discouraging engagement from residents, not because they don't want to but because they find the whole process off-putting, totally overwhelming and utterly confusing. This Publication plan consultation is an example

Expand the process to cover ALL of the plan not just those added since the previous version.



### How would the modification(s) you propose make the Revision...

Communication of any documents that impact the public need to be written clearly and concisely. Not everyone is trained in planning law. This would help to fulfil the council's legal obligation to consult. Application of the rules at all times should be given. If the council's rules state a petition will trigger a debate at full council if it meets the required number of signatures, this should be applied. All evidence presented regardless of who presents it should at least be considered to carry equal weight by the council. Concerns over what may or may not happen if an application or consultation does not go the way the council want it to, shouldn't be a deciding factor. Council procedures need to be reviewed to ensure a democratic rather than autocratic approach to decision making. More certainty on the council's own housing position with regard to dependency on Welborne, its ability to meet unmet need of neighbouring boroughs and the capacity to do so in respect of its 5 year land supply will avoid unnecessary taxpayer's expense such as we have seen in the preparation of this plan, the second one to be 'ripped up' and not adopted since 2017. Masterplans are required in order to comply with Design Policy D3 para. 11.44 Maximising development within urban areas is required to comply with Para. 2.12 "Strategic Priorities". There is a legal obligation to comply with the Habitats Directive Para. 8.60. Section 8 mentions the requirement of meeting CO2 emission targets but currently those targets are not stated. The Infrastructure Delivery Plan at para.10.26 and 10.27 describes Education as critical prioritisation. The Infrastructure Delivery Plan at para.10.26 describes Health Care as critical prioritisation.

It would allow all residents to comment on all the plan!

### Your suggested revised wording of any policy or text:

A 'variety of methods' used to solicit comments from the public should be expanded to 'ensure the material is easily understood.' Members of the public need to be clear about what they can expect when engaging with the council. A simple 'if you do this', 'we will do that' would suffice. The rules and guidance need to be executed correctly. The council needs to demonstrate how they have applied equal weight to the public's contributions and that of other representatives regardless of whether 'for' or 'against' a proposal. References to be made to applying the recommended up to date methodology not one which may or may not be adopted in the future. Any risk regarding dependencies impacting this council's ability to deliver the plan needs to be explicit with appropriate contingency built in. This plan should contain accurate accounts of due process and obligations. Procedures need to be reviewed regularly to ensure compliance with guidance. Policies and procedures must be reported on compliance and be seen to be applying them. It's important to display policies and procedures in the public domain but equally important that this council follows its own guidance not changing the rules when it suits them. Critical prioritisation and legal obligations must be addressed in plans.

Allow all residents and organisations to comment on the full breadth and depth of the plan!

### If your representation is seeking a modification to the Plan...

Yes, I want to take part in a hearing session

Yes, I want to take part in a hearing session

### Please outline in the box below why you consider it necessary...

To ensure a balanced view of the plan is heard by all

Because we have a right to be heard!

### Respondent: Mrs Rosemary Petrazzini (307-261648)

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	No

### Please provide details you have to support your answers a...

I have submitted various correspondence to G.Wootton Head of a planning regarding the appalling consultation carried out by Fareham Borough Council. The lack of real community engagement is scandalous. The Council has ticked all the statutory boxes. However consultation. And feedback to the significantly impacted communities has not happened at all. What is the point of consulting when residents/ tax payers valid views are completely ignored. The Plan is like a children's essay, it is not sound. It is fanciful.

Fareham Borough Council knows how to tick the minimum statutory boxes. That is the limit. All decisions taken are entirely devoid of any interaction with significantly impacted communities They will not allow any Parish Councils in the Borough in spite of overwhelming support as communities would like to have real consultation and engagement rather than the autocratic, prescriptive menu of services given. The leadership at Fareham Borough Council is dictatorial.They never listen, address key residents concerns or co operate in any way. The tick box consultation is beyond insulting.

### What modification(s) is necessary to make the Revised Pub...

Actually engage and listen to residents. There is room for meeting in the middle sometimes rather than total Council led priorities and agendas.

Have less of an arbitrary culture. Treat residents ( tax payers) with respect and actually respond to the valid queries outstanding in this as well as other key matters that affect their lives directly. Instead of ignoring them or sweeping them under the Fareham Borough council carpet.

### How would the modification(s) you propose make the Revise...

For any plan to work you need buy in. Why alienate significantly impacted communities by dogmatic and completely autocratic decision making?

By following not only the compulsory and statutory requirements. There is also an ethical responsibility to impacted residents to ensure their concerns are addressed rather than ignored.

### Your suggested revised wording of any policy or text:

I suggest Fareham Borough Council had some awareness training on what Community Engagement is and actually practices it.

We will listen, engage and actively address the concerns of our residents. In terms of the S106 and CIL funding we will ensure that there are robust accountability and review mechanisms in place to ensure that significantly impacted communities, particularly those that do not have, specifically Parish Councils receive their share of the developers funding. Monies monies received to help those communities that are bearing the brunt of huge scale development on previously green rural sites are adequately compensated as they should be for the impact on their quality of life. The council will prioritise developers funding as it is intended for the necessary local infrastructure and ensure there are some benefits rather than solely disadvantages for significantly impacted communities. Communities will have a real place at the bargaining table and have real say on local issues.

### If your representation is seeking a modification to the P...

No, I don't want to take part in a hearing session

No, I don't want to take part in a hearing session

### Respondent: Mr Nicholas John (297-13127)

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

### Please provide details you have to support your answers a...

Just testing if I can submit multiple representations. This 'Snap Surveys' approach seems to be designed to be as difficult as possible. Shame on you FBC!

This is another test to understand how this horrible Snap Survey thing works. If I say 'No' I don't want to make another representation will I be prevented from coming back later with another one?

This is a test to see if I can make multiple representations if I said 'No' on the last submission

## Please provide details you have to support your answers a...

[I have prepared a comprehensive document objecting to aspects of this Local Plan. The 'consultation mechanism' is particularly obstructive so I am submitting this in parts. Parts 1, 2 and 3 are below which I have linked to the 'State of Consultation' (i.e. evidence base) and H1 for want of better places. (NB the 'Review of ASLQ and Gaps' is not available for selection). Parts 4 & 5 are submitted separately against HP4 and HA54/55 as best available approximations]

**Objection to the 2021 Revised Publication Local Plan** At the end of 2020 FBC published a 'Publication Local Plan'. Apparently, there was a consultation about it, but no publicity was posted to my door. In the depths of Covid, I was totally unaware of it. That was based on an NPPF requirement to build 403 a year and seems to have been uncontroversial compared to the appalling 'SGA' Draft Plan (520 p.a.) that was floated a year ago. In December 2020, the government inexplicably decided not to use 2018 ONS statistics but revert to older 2014 stats for the NPPF, resulting in 541 homes p.a. In response, the FBC Executive has published a HIGHLY CONTROVERSIAL 'Revised' Plan. I consider this to be UNSOUND for several reasons.

**PART 1: Unreasonable Government Targets** The total number of houses proposed is staggering. The Govt appears to be totally irrational in its expectations and does not see 'the big picture'. The numerical algorithm is flawed. The Govt and FBC have failed to hold an intelligent negotiation. The result is forcing FBC to make hasty, poor and dubious decisions with irrevocable bad consequences

**PART 2: Poor Consultation** The Plan has been conceived by a small Executive as a fait accompli, avoiding opportunities for a proper 2-way discussion of alternatives. There has been publicity, but the feedback mechanism is obstructive and intimidating. Directed only to the Inspector, there is no stage for FBC to modify its Plan.

**PART 3: Partisan Solutions** Faced with a difficult problem, the Executive seem to exhibit a hint of gerrymandering, with 99% of the additional housing allocated East of the Meon. ASLQ's are proposed to future-protect nearly all of the Western Ward green space.

**PART 4: Core Values and The Strategic Gap** Rigorously developed policies to retain character and separation of town/village settlements ignored. Majority of new development in Strategic Gap.

**PART 5: Planning Proposals in The Strategic Gap (HA54 and HA55)** To recommend deep encroachment into the Gap at the same point from both sides, having already taken out the middle with the By-pass, shows that this Plan is driven by the developers not by any objective consideration. I will submit more detail on PARTS 4 and 5 in separate Representations.

**PART 1: Government Targets** This problem starts with Govt policy to deliver 300,000 new homes nationally. This is not particularly driven to 'house the homeless' or help first time buyers. The objective is to stimulate economic activity. Another stated policy is to 'level up' the economy across the country, but these policies are not working together. Post BREXIT, there should be less focus on the EU-facing South-East, and more business North and West. The NPPF algorithm appears to support a viscous circle of targeting more houses in the SE where there are jobs instead of boosting the economy elsewhere. South Hants is vastly over built but just getting worse. The decision to use 2014 stats is indefensible. FBC should be claiming a mitigating factor that more recent ONS stats indicate a lower demand. The NPPF number is then inflated by 20% because HMG are sceptical about FBC's ability to deliver due to its recent failure to meet 3YHDT. This is largely due to Nitrates restrictions and HMG should take this into account. Rather than concoct 'too clever by half' mitigation schemes, HMG should recognise the serious environmental 'algae' issue and look to REDUCING nitrates rather than 'net zero'. HMG does not actually want FBC to deliver more houses than are needed (silly), the buffer is a safety margin. Why then does FBC add an additional 11% margin on top for the same reason? As neighbouring councils appear to be benefitting from the 2014 stats U-turn, while Fareham loses out, the 'Unmet need' adjustments should reflect this. FBC is not generally delinquent on housing delivery. The Welborne project is finally coming together but the ramp up is slow. With a reasonable expectation of high housing delivery in later years, HMG should allow a slower start up. The desperation to grab low hanging fruit, meet 3YHDT and avoid the 20% buffer is driving FBC to make BAD proposals. FBC do not seem to be pushing back much. The Inspector may see his role as squeezing as many houses out of apparently compliant councils and keep his (or her) powder dry. Hopefully, in the public interest, he will on inspection recommend that FBC lower the targets.

**PART 2: Poor Consultation** The U-Turn on NPPF stats was last December. The Executive knew that allocating the additional housing numbers would be controversial and unpopular. There was ample time to engage with the public and discuss best solutions, ideally around the May elections involving candidates and voters. Instead, this was kept under wraps, voters (and most councillors) thinking that their objections to the SGA's had been listened to and that the administration had reprieved the Strategic Gap and other areas. The Revised Plan was only later revealed, with apparently no time to 'revise' it by public debate or even in full council. There has been publicity and meetings, but feedback is only possible to the Inspector. Much handwashing, with FBC 'not interested' in alternative approaches. The feedback mechanism is quite diabolical, comments limited to 'legality, soundness and co-operation'. Users must specify unique policies or developments they want to comment on. Worse still, comments are restricted only to aspects that have changed in the Revision. 'Evidence' posted before the original 'consultation' cannot be refuted, even though it has only become relevant in the 'Revised' Plan. The 'Survey' system is obstructive and certain to intimidate all but the very dogged contributor. The process seems deliberately opaque. CAT meetings are sparse as people feel powerless. The Executive claim their process is entirely legal, but this merely speaks of the sorry state of local democracy. The Inspector may accept that formalities have been observed but should look carefully to be sure that the public interest is being fairly served. A Plan may be 'legal, sound and co-operative' but that does not mean it is a good, right or the best solution.

**PART 3: Partisan Solutions** The requirement to find an additional 138 homes per year, must have been something of a challenge to Council Leaders, not least about positioning this to their own constituency voters in the May elections. FBC had already faced a similar challenge in 2019/20 and responded with a large housing 'Strategic Growth Area' to replace most of the Strategic Gap where there should be a presumption against development. I and many others submitted objections to that Draft Plan, but these are now excluded from the current Consultation. I will attempt to resubmit my 2020 objection as it is still relevant and provides background. Facing the new challenge, FBC has revamped and hardened the SGA approach, having worn down resistance and evading real consultation. Note that the FBC Executive, and the Planning Committee

### What modification(s) is necessary to make the Revised Pub...

x

D

J

I have already suggested, for example to Cllr Woodward that Take out the 180 designated for Persimmon and (if you really, really need the numbers) put back in the 150 originally planned for Rookery Farm (that you make great mention of below) which mysteriously remain reprieved, despite the renewed government pressure. That could provide a crumb of decency. You already have 16-homes granted permission at 'The Grange', inside the Gap, to help balance. Having approved The Grange, there will now be housing development along one side of St Edmunds church and cemetery. The Persimmon development on the other side, and the resulting destruction of the 'country lane' ambience of Oakcroft Lane, would subsume the church and grounds into a housing estate. The Gap is supposed to protect 'settlement character' as well as provide 'settlement segregation'. I have heard say that the Rookery Farm proposal was difficult due to access etc for emergency vehicles etc. This suggests a lack of imagination. There is an existing small bridge over the M27 that could allow additional access from Addison Road - if not upgradable for general traffic it could at least allow emergency vehicles.

### How would the modification(s) you propose make the Revise...

y

E

K

This would go a little way to removing the suspicion of Gerrymandering that may result from the fact that 99% of the additional housing in the Revised Plan has been directed to the Eastern side of the Meon with virtually nothing west of the Meon.

### Your suggested revised wording of any policy or text:

z

F

L

See above

### If your representation is seeking a modification to the P...

Yes, I want to take part in a hearing session

Yes, I want to take part in a hearing session

Yes, I want to take part in a hearing session

Yes, I want to take part in a hearing session

### Please outline in the box below why you consider it neces...

This 'on-line box filling' facility is completely unsatisfactory. I have a lot of things I want to say, with carefully constructed reasoning and arguments that represent a comprehensive criticism of many aspects of this Local Plan. There are linked issues that cannot be presented by this awkward, intimidating and user unfriendly mechanism

Just Testing how this works . . .

See other submissions

As mentioned in my representation I have prepared substantial concerns about the Plan and its evolution, which I would be happy to discuss with the Inspector. I also represent an informal group in my locality who have particular concerns about the Strategic Gap

### Respondent: Mrs Hilary Megginson (237-11536)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No



## Please provide details you have to support your answers a...

Legally Compliant: The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in 'Fareham Today' on Page 4 of the Reg. 19 Statement of Consultation, which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and confusing to members of the public wishing to provide commentary in what is already a lengthy and complex process. This consultation exercise restricts public comments to the revisions and additions to this version but the previous draft Publication had to be scrapped, due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. To restrict comments for this consultation is totally unfair as the public may want to comment on the whole plan not just the revisions. The consultation website even restricts drop down options to the revised sections only. Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. Since 2017 residents' concerns have not been considered regardless of protest marches, deputations and objections raised. For example, a petition against the various versions of draft plans, despite exceeding the prerequisite number of signatures needed to trigger a Full Council meeting debate, such debate was refused, even after a challenge was raised to the Council's scrutiny Board. No petition debate has taken place to date on this or previous plan versions. Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. In May 2021 residents challenged this council in the high court. The case was won with the Judge confirming 1) that the council acted unlawfully and unfairly towards the residents, that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and 2) that the Planning Committee failed to grapple with resident's request for a deferral. He stated the judgement needs to be shared with everyone concerned within the council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of their views being ignored. For all of the above reasons, this consultation process and Publication Plan is not legally compliant. Complies with Duty to cooperate: Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply. Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan. Sound: The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. It is an unfair distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards contribution is 21%. There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). Therefore, another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Policy D3 para 11.44 which states "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". Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan which is extant. Para 4.8 Allows the LPA to consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in the extant 2015 Plan, page 38 ignores this, stating that housing will be provided through HA1 and other local sites. Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and have submitted applications that the LPA have resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming their sites fit well with HA1 has now resulted in the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift toward the Developers. It is discriminatory that community-generated evidence carries less weight than that provided by Developers consultants. E.g. regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams. Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments. Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity. Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR

**Please provide details you have to support your answers a...**

**What modification(s) is necessary to make the Revised Pub...**

Public consultation in the true sense of the word needs to be demonstrated by this council. It should not be an 'ask and ignore' approach which at best, is all we have had since 2016. To facilitate a consultation process that a lay man would understand, communicating the proposals and implications with clarity and in plain English. The current process is complex, sometimes inaccurate and has the effect of discouraging engagement from residents, not because they don't want to but because they find the whole process off-putting, overwhelming and confusing. This Publication plan consultation is an example. Equal weight needs to be applied to all party's representation in planning decisions and this has to be evident to all concerned. Premature and risky decisions like the ones made in this and the previous plan must not be repeated in the future. Restricting the scope of a public consultation should not be allowed. Lessons must be learned from High Court Judgements against this council on the way they handle members of the public. Distribution of new dwellings must be fair. High numbers of housing development on adjacent sites must be coordinated with a Masterplan Settlement boundaries need to be protected when making decisions and determining planning applications, not moved to enable the granting of permission in countryside Protected sites must be restored to favourable conditions and water quality improved. Biodiversity net gain targets must be planned for and achieved Lessons must be learned from High Court Judgements in order for this council to fulfil their legal obligations with regard to the Habitats Directive. CO2 emission targets need to be stated and achieved Education proposed extensions of child placements need to extend to the length of this plan i.e. up to 2037 and reflect the numbers of new dwellings such as 1001 in Warsash Health care provision needs to be expanded to reflect the numbers of new dwellings such as those in Warsash

**How would the modification(s) you propose make the Revise...**

Communication of any documents that impact the public need to be written clearly and concisely. Not everyone is trained in planning law. This would help to fulfil the council's legal obligation to consult. Application of the rules at all times should be a given. If the council's rules state a petition will trigger a debate at full council if it meets the required number of signatures, this should be applied. All evidence presented regardless of who presents it should at least be considered to carry equal weight by the council. Concerns over what may or may not happen if an application or consultation does not go the way the council want it to, shouldn't be a deciding factor. Council procedures need to be reviewed to ensure a democratic rather than autocratic approach to decision making More certainty on the council's own housing position with regard to dependancy on Welborne, its ability to meet unmet need of neighbouring boroughs and the capacity to do so in respect of it's 5 year land supply will avoid unnecessary taxpayer's expense such as we have seen in the preparation of this plan, the second one to be 'ripped up' and not adopted since 2017. Masterplans are required in order to comply with Design Policy D3 para. 11.44 Maximising development within urban areas is required to comply with Para. 2.12 "Strategic Priorities" There is a legal obligations to comply with the Habitats Directive Para. 8.60 Section 8 mentions the requirement of meeting CO2 emission targets but currently those targets are not stated. The infrastructure Deliver Plan at para.10.26 and 10.27 describes Education as critical prioritisation The infrastructure Deliver Plan at para.10.26 describes Health Care as critical prioritisation

**Your suggested revised wording of any policy or text:**

A 'variety of methods' used to solicit comments from the public should be expanded to 'ensure the material is easily understood.' Members of the public need to be clear about what they can expect when engaging with the council. A simple 'if you do this', 'we will do that' would suffice. The rules and guidance need to be executed correctly. The council needs to demonstrate how they have applied equal weight to the public's contributions and that of other representatives regardless of whether 'for' or 'against' a proposal. References to be made to applying the recommended up to date methodology not one which may or may not be adopted in the future Any risk regarding dependencies impacting this council's ability to deliver the plan needs to be explicit with appropriate contingency built in. This plan should contain accurate accounts of due process and obligations Procedures need to be reviewed regularly to ensure compliance with guidance Policies and procedures must be reported on compliance and be seen to be applying them Its important to display policies and procedures in the public domain but equally important that this council follows its own guidance not changing the rules when it suits them Critical prioritisation and legal obligations must be addressed in plans

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

As the representative of thousands of local residents since 2016, there is a need for them to have a voice in decisions which impact their lives. Community involvement can easily be evidenced but consideration for their concerns and suggestions is absent and has been for years. The accuracy and undemocratic approach described in my submission is replicated in a number of topics within this plan.

**Respondent: Mr David Greenaway (286-491637)**

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

1. The number of dwellings for which the council has to identify sites has changed from 403 to 541 since the previous requirement. However there is no evidence in the presentation material that the council has consulted over the changes with any other local authority or statutory body (police, fire & rescue service, highways authority and LEA) regarding effects on infrastructure needs since the requirement was changed from 403 to 541 pa.

**What modification(s) is necessary to make the Revised Pub...**

Consult with the organisations defined in the previous comment.

**How would the modification(s) you propose make the Revise...**

By ensuring that the council meets it's legal obligations

**Your suggested revised wording of any policy or text:**

Not applicable

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

---

**Respondent: Mr Chris Sherman (307-541810)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

**Please provide details you have to support your answers a...**

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered regardless of protest marches, deputations and objections raised. For example, a petition against the various versions of draft plans, despite exceeding the prerequisite number of signatures needed to trigger a Full Council meeting debate, such debate was refused, even after a challenge was raised to the Council's scrutiny Board. No petition debate has taken place to date on this or previous plan versions.

**What modification(s) is necessary to make the Revised Pub...**

Proper consultation with residents who have objected individually and as part of organised groups. The views of residents should be taken into account by policy makers rather than being ignored.

**How would the modification(s) you propose make the Revise...**

Self explanatory

**Your suggested revised wording of any policy or text:**

I do not feel that it is my responsibility to provide revised wording

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session





**White, Lauren**

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**Subject:** FW: Have your say. Local plan consultation.

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**From:** annemarie.brierley1 <[REDACTED]>  
**Sent:** 29 July 2021 21:26  
**To:** Consultation <Consultation@fareham.gov.uk>  
**Subject:** Have your say. Local plan consultation.

PERSONAL DETAILS

Is an agent Appointed: NO

Name: Mrs Anne Brierley

[REDACTED]

29/7/2021

My Representation

B1. New housing allocation

B1d. HA56- Land West of Downend Road.

I have already forwarded my views on completing the comments forms on the local Plan that finished on 18th December 2020 and I am not finding this time round any easier. There is so much paperwork to try to access. This time around our Fareham Today arrived on the last day of June with a few residents phoning on its whereabouts and it arriving that afternoon. So many papers to try to read, but although confusing it is better to try to put something in, in my own way than to put nothing at all.

At the same time as the local plan in 2020 the developers resubmitted plans ref. P/20/0912/OA , HA4 Land East of Downend Road, which was subsequently refused again.

In April 2021 we were informed that a second appeal would be taking place for Land East of Downend Road and were able to comment on that yet again. An appeal start date is now set for Aug 3rd 2021. The new Revised Local Plan comments will be closed before we know the out come to that appeal.

Added to all this was Welborne infrastructure at junction 10, M27 funding. With so much paper work flying around it is not surprising that any one would be totally confused. (Including myself)

So much time required to read and understand what is actually being said, and then remembering what you have read and where. I've all but given up. All very well if you work in this type of business and have been dealing or have had experience in an office and know your way round a computer, lap top or tablet but I bet im not the only one who has difficulty. So much time and effort needed to keep going. It becomes so frustrating and stressfull and the Covid situation hasn't helped.

In my comments on the last plan, I wrote about how long it would be before we would be defending Land WEST of Downend Road, well we now know, as HA56 allocation has now been put forward. It's so stressful to learn the extent that this has clearly been known and on the table for consideration, hidden in plain sight. We have all been preoccupied with HA4, Land East of Downend Road and still some residents are unaware of the Land WEST of Downend Road having been put forward.

Previously I asked some questions about this site and was told that it was no longer being progressed. Well here we are and housing numbers have now been increased. It's now obvious that this work had continued going forward regardless of the numbers.

We also can assume that it's the same developers as HA4 because in the Housing and need supply document page 149 at a) it reads, "The quantity of housing proposed shall be broadly consistent with the indicative site capacity with delivery phased to follow the development at Downend Road East."

At b) it actually reads, "in particular the site's landscape setting on Portsdown Hill." So it is acknowledge that this site is Portsdown Hill.

#### The Surveys.

I have found the surveys & questionnaires leading.

Who does decide on the size of the Strategic Gaps ?

Like wise if it is decided that Portsdown Hill has special landscape qualities , which should be enjoyed and preserved for the benifit of all, who then decides that the southern slopes of Portsdown Hill are not included in this.

The remaining few green gaps on the southern side of the hill are all but gone.

Most of what is seen looking North of the hill comes under Winchester & Southwick Estates not Fareham. Cross boarder views could possibly be required for development in its own council area. So could be developed. Would we have a say in that ?

After viewing the online Fareham Bourgh Council Meeting on 10th June concerning the new revised plan and new allocations (days after the event as I never knew you could watch online on youtube). I was surprised not see any debate, vote or show of hands taken on the local plan or its components although there were some comments made. I expected to see something more as its of such importance to people.

In the Fareham Today issue June 2019 page 13 it speaks of the two main growth areas :

Land between Fareham & Stubbington

Land WEST of Portchester.

It shows the proposed Subbington bypass and Newgaate Lane improvements, Stubbington with a year to go to complete and Newgate Lane completed.

My understanding is, both were built to reduce traffic numbers on other routes into the area and to unimped the route to the New Solent Airport and Business Areas. Both have land each side.

In a marked box under Land WEST of Portchester it has the question:

" If the transport constraints could be resolved, do you think this area could support good growth ?"

Is it any wonder then that developments on the outer edges of Fareham /Portchester have been put into this revised Local Plan. By transport, are they meaning the bus rapid transport which is still tocome some when in the future or are they referring to reducing the traffic. The problem is that the whole of the Fareham area suffers from congestion but there is no way we can accomadate a bypass or similar at Downend because there is no room and what roads we have are small country lanes.

In this area we have junction 11 M27 which in normal times (pre Covid) and still now on some days, backs up from the motorway slip road and onwards into Gosport A32.

Like wise we also have Downend Road and it's narrow bottle neck bridge ( part of the subject of the HA4 appeals, Land East of Downend Road. ) latest Ref: App/A1720/W/21/3272188 and the A27. With 350 homes being planned on that farm land.

I ask myself why would anyone then put forward Land WEST of Downend Road, known as HA56, with the idea of a link road running across it. The link from the A27 motorway slip road which runs down to the Delme roundabout, or onwards over the flyover into Gosport, on the western side, and to the West linking with Downend Road on the eastern side. With a housing development of another 550 homes each side of it. Thus adding all it's traffic movements and that which it will attract from highways either side, making yet another rat run.

Areas near new bypasses are discouraged from any new developments and none with access onto them. I understand that Hampshire County Council didnt want any access on to these yet has agreed to the works along with Highways England on the motor way slip road at Fareham. This doesn't seem to make sense.

Forward to the latest addition of the Fareham Today, Summer 2021, page 9 . Edge of town living.  
It's written,

"The COUNCIL considers the next best alternative to be building on the edge of existing settlements across a small number of clusters.

Although this type of new development will never be popular (unless you are one of the many seeking a new home). Larger sites typically bring with them community benefits such as schools, shops & sports pitches." Yes, and they take more years to build. Was the comment in brackets really necessary.

For the RESIDENTS living within the proximity of one of the larger sites, what it will bring is years of on going upheaval, misery, noise, dust, dirt, pollution, traffic congestion from so called road improvements, further reduction in air quality, loss of green space, loss of wild life and devastation to its habitats and the detrimental effect to the quality of life, health and well being of the existing residents.

The local plan is up to the year 2037 and in this local area will go far beyond this date as other sites are being lined up.

As an example see: SHELAA site REF 3130 Land East of Downend Road & North of Winnham Farm  
Page 200 for 100 homes. It is NOT in this plan at present but its still in the SHELAA.

This site wanted to come through HA4 site, link with The Thicket cycle / pedestrian routes over Cams Bridge. It reads, however there are capacity issues at the junction with the A27.

At THIS TIME it's NOT possible to establish suitability. Site available Yes., achievable NO, Suitable NO. If land east of Downend road is granted planning permission, I would bet that this will be back for consideration.

## My Representation

B1. Which part of the Revised Publication Local Plan is this representation about ?

An added housing allocation site.

B1b. Which Policy ?

HA56 Land West of Downend Road

Strategic Housing and Employment Land Availability Assessment ( SHELAA ) 2021

Correction needed Page 8 4.7

Sites promoted to the Council through the "call for sites" process. Should read, (see paragraph 4.8 not 3.8 for more information)

Site details.

Land WEST of Downend Road.

I'D 3009 page 52

I think they may need to look again at the Surrounding Land use. It needs updating.

Housing yield (estimate) 550 This could go up. Looking at the key on the map (small houses that are drawn on the housing yield map.)

HA56

This site is in the countryside.

IS on Portsdown Hill.

It is outside of Urban development and is not well joined to any existing homes or residential developments.

Is best grade farmland. Grade 2

The railway cutting to the south of the site provides a large gap across it's tree lined banks and to other housing, being The Causeway. Not well joined.

Within the site are very old hedgerows of Hawthorne etc lining the old Paradise Lane and the the old Military Road. Paradise Lane is an extremely old lane that ran from Cams Hill Road (the old main road) to the top of the Portsdown Hill and beyond.

The southern end of this lane is now a private road, only a single shingle track. The possible plan is to make this a main walking route into Fareham. A sign placed at each end of the lane reads, private, pedestrians only.

What will it's residents think if trails of people start walking past their front doors each day.

This site is a very popular area for dog walking, exercising and to just enjoy a walk and notice the flowers and wild life which there is plenty. It has views across to Portsmouth , Isle of Wight and Fawley. Current residents will lose this as they walk the public right of way. ( Allan Kings Way) Probably blocking all veiws to only see roof tops . It will be a travesty.

All that is listed below has been reported as major concern by the residents before, concerning the HA4 site. (Appeal still to be heard)

The surrounding roads already suffer from extreme congestion and rat running.

The M27 motorway slip road can back up along the motorway it's self.

The slip road/dual carriageway down to the Delme roundabout and beyond tails back.

The flyover it's self over the Delme gets heavily congested ONWARDS on the A32 into Gosport.

The A27 from Portchester through to the Delme roundabout also gets congested.

All roads each side of Downend Road are used as rat runs to avoid traffic lights at Downend Road/A27 junction. or to avoid the motorway traffic by crossing Portsdown Hill.

Now add to that possibly two more sets of traffic lights. One set each side of Downend bridge. (With a single road carriage way)

The other on the west side out of the development stopping traffic on the slip road to the A27 motorway so traffic can turn north.

Any highways surveys which were done during or just before Covid 2020 should be discounted as traffic numbers were greatly reduced and at times non existent. So unreliable.

How has Highways England gone from recommending no extra developments or traffic near junction 11 M27 towards the Delme roundabout now saying the opposite in such a short space of time. Must of undertaken assessments during 2020. It's ridiculous.

There are no bus stops within the guide lines of walking distances. Recommended 400m

If you take an average being from the centre of the site, nothing is within a walking distance

Residents will be reliant on cars. Although they will probably walk or cycle for leisure.

EVERYTHING that applied to HA4 will apply to this site.

Duty to Cooperate

Portsmouth can't meet its need in finding space for housing numbers.

Fareham decides it will take 900 homes from Portsmouth in unmet need.

Total number of homes required to be built at HA4 & HA56 = 900

Who decides the numbers to be taken as unmet need. Is there a formula set in stone or is it voluntary.

900 homes taken from Portsmouth equates to all the land being built on at Downend Road.

What a disgrace. Portsmouth have built plenty of student accommodation. Perhaps they should of thought twice and given this over to its residents as housing allocation.

Worse is we could still have to take more.

If all the building allocations go forward in the Local Plan then Fareham as we know and love will be unrecognisable and changed forever, and not for better.

Housing & Employment from the town centre and towards Portchester. Not including South of A27.

6000 homes Welborne (prime farm land and country side that was supposed to spare us from losing more green space)

Junction 10 M27 improvements

900 in the Fareham town centre area.

900 Downend area Farm land, green space

12 Dore Ave. Green space

22 Land WEST of Northfield Portchester. green space

4,750m<sup>2</sup> Near junction 11 M27 Wallington Employment space

2,000m<sup>2</sup> Near junction 11 Standard Way Wallington. Employment space.

We will also have to contend with all the infrastructure road improvements.

All I can see is utter chaos ahead.

What sort of Legacy are we leaving for our children and grandchildren in the future.

What would I like to see happen to HA56

I would like to see it rewilded with a nature reserve.

It won't happen, but we can dream.

A NOTE. In 2020 there ran a survey for wild life on HA56 site. Mats, Doormouse boxes, bottles placed for insects etc. Who did this survey ? Was it the developer because this site was wrecked by machinery cutting hedges and verges and by removal of mats. I thought it must of been abandoned until I noticed red /white tape marking Doormouse boxes in the hedgerows. I do hope the developers are not going to rely on this survey as proof of evidence. It should be discounted and done again.

This may not be written in the form required but please forward this in its entirety to the inspector.

Please keep me informed .

Thank you.

Anne Brierley.

**White, Lauren**

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**Subject:** FW: Fareham Local Plan  
**Attachments:** LAST CHANCE fareham plan 2021 response draft 1.docx

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**From:** Annie Burdfield [REDACTED]  
**Sent:** 29 July 2021 00:12  
**To:** Consultation <Consultation@fareham.gov.uk>  
**Subject:** Fareham Local Plan

Hello,  
After speaking to Katerine Trott yesterday 27th July 2021 I am emailing my response to the plan. I have put all my comments on one document which I have attached and tried to include references.

I have included my concerns about how inaccessible the process has been. I would have liked to have been more detailed and more considered but just did not have the time to do so. There was no room to comment on the plan as a whole because this would not have met the criteria.

Regards  
Mrs Anne-Marie Burdfield  
[REDACTED]

29<sup>th</sup> July 2021  
Mrs Anne-Marie Burdfield



Here are my responses to The Local Plan.

**Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation**.

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

**Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered.

There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**



**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

**Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets.** The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

**Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.**

**Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access** to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, **Page 54 suggests 7 new accesses onto** the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

**Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective."** This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HA1 sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind

## **Occupancy Rates**

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bedroomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## **Carbon Reduction**

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## **Healthcare**

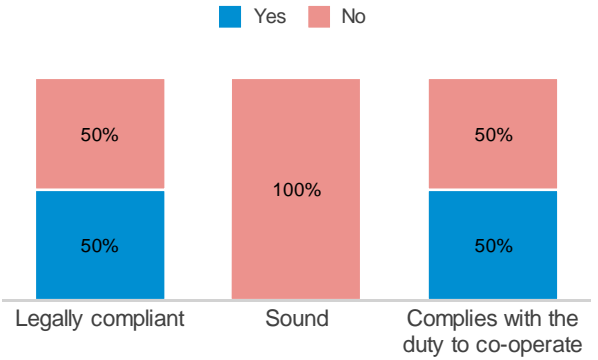
**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.

# Policies map | Strategic Gap

## 2 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	2	2	2
Yes	1 50%	0 0%	1 50%
No	1 50%	2 100%	1 50%



**Respondent: Mr Michael CLAYFORTH-CARR (287-112112)**

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

## Please provide details you have to support your answers a...

I do not believe that this plan and more particularly the consultation is legally compliant. The manner of the consultation is discriminatory and heavily loaded against enabling large numbers of the general public from properly understanding, analysing and submitting coherent comments that will have weight and influence on the Local Plan as proposed in June 2021. A local plan is by definition a plan that is both Large Scale and has Large Impact on the community and I would argue that the communities affected by this Local Plan have not had adequate notice and time to fully understand and digest the impact and more particularly most of us are not planning experts and lack the forensic knowledge of planning legislation and policies to be able to "surgically", precisely and concisely submit coherent views on the Local Plan; in particular the public and communities are not being asked for their views on the local plan they are being asked to comment on three "narrow" points and to effectively technically assess whether the council are legally compliant, have prepared a "sound plan" and have complied with their duty to cooperate with neighbouring authorities and other bodies. Furthermore the reference to the Statement of Community involvement (as adopted March 2017) is actually "not fit for purpose" in the context of the local plan. It may outline how the council might make information available to the public on specific developments but it is inadequate when it comes to such a significant and important matter as the local plan. Most of the public do not spend their time on line or physically scanning monitoring and overseeing the various planning activities and developments of Fareham Borough Council. So the first that I and others became aware of the significant additional revisions to a previous plan was when the Fareham Today brochure came through the letterbox on the 18 June and advised that we had until the 30th July to make comment on it and representations. I think this is completely unreasonable and whilst a 6 week consultation might appear to be in accordance with the rules I believe that a legal challenge will show that this is actually an unreasonable length of time to provide comment from the people who will be the most affected yet with the least ability to forensically examine and comment on the plan to the necessary technical/professional level especially when any representations are constrained to cover the three narrow points specified. These are my reasons for stating that you are in my view NOT legally compliant with this consultation. In terms of Soundness I have no doubt that the council believes it has adopted a "technically correct" approach to coming up with this overall plan and you are justifying building on "Greenfield" land (which I have an objection to on principle) by stating that you are maintaining a "Strategic Gap" and building on the edges of existing settlements; my particular concern by way of example is the 550 home development to the West of Downend road which will have a profound and dramatic effect on all residents whose houses are on roads that open onto the A27 or Downend Road. In my case I live in the Ridgeway and I already have experience of how developments affect the community I live in and I have formally submitted these concerns in response to planning applications proposed for Winham farm. This Local plan conveniently lacks any reference to the Winham farm proposal for 350 new homes all serviced by to and from Downend road; there are plans in place to supposedly mitigate the significant traffic pollution and safety issues from the Winham farm development and its impact on Downend Road, the A27 and the Delme arms roundabout and yet a 550 home development literally across the road and also on the north side of the railway line will miraculously result in ( and I quote from your brochure) independantly audited analysis showing "that current traffic levels and waiting times would actually reduce as a result of traffic being redistributed locally" ; I cannot comment on every other part of your plan but on this single matter alone I would argue that your plan is not sound. I cannot comment one way or the other about how you comply with your duty to co-operate but I would argue that is of less importance than the "spirit" of your legal compliance and the soundness of your proposals. I therefore respectfully confirm that in this representation I believe your consultation and plans are NOT Legally Compliant and your plans also FAIL the Soundness test. I will in closing say that I am not against new housing developments in principle as I respect the need to provide new homes for people and I am aware that legal challenges by developers have been successful in many cases because the council did not have a credible Local Plan in place so I fully understand the drivers to produce one and to mitigate the impact and cost of legal challenges but the problem is that there needs to be more challenge, more detail and more re-assurance to the affected communities at this Local Plan stage as it will be too late to address these once developers start making their planning applications.

## What modification(s) is necessary to make the Revised Pub...

I am not a legal expert and this is a prime example of the point I was making about this consultation being unfair and discriminatory so all I can reasonably say is that you need to allow people and communities more time to comment and remove the stipulation that we can only comment on the 3 points that you have deemed to be relevant. You also need to be clear transparent and honest about how exactly these proposed developments in the Local plan are affected by already running planning applications and show a willingness to really address the concerns of communities and residents adjacent to the development areas (in my case West of Downend Road) in particular relating to traffic as the traffic from these developments never follows the theoretical or ideal "solutions" and always results in more traffic driving at higher speeds taking short cuts through residential areas resulting in accidents of which there are many some fatal and with the risk to young children living in these communities and those walking to school through these areas....

## How would the modification(s) you propose make the Revise...

I don't know - I am not a legal expert

**Your suggested revised wording of any policy or text:**

there should be some reassurances given to locals and communities regarding how the planners will police and control traffic so that safety pollution congestion and the "quiet amenity" that these communities enjoy can be properly and not superficially addressed

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

---

**Respondent: Mr Joe Maphosa (307-511857)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

The current policies map does not recognize Burrridge as a settlement despite its significantly built-up nature similar to the settlements of Hook & Chilling and equally Funtley which are identified as settlements in their own right despite being similar or smaller in size in comparison to Burrridge.

**What modification(s) is necessary to make the Revised Pub...**

The inclusion of a settlement boundary for Burrridge.

**How would the modification(s) you propose make the Revise...**

The proposed modification would make the plan sound by reflecting a Justified approach.

**Your suggested revised wording of any policy or text:**

Include a settlement boundary for Burrridge.

**If your representation is seeking a modification to the P...**

Yes, I want to take part in a hearing session

**Please outline in the box below why you consider it neces...**

The matters raised by our representation have significant implications for the plan and require significant discussion at EiP.

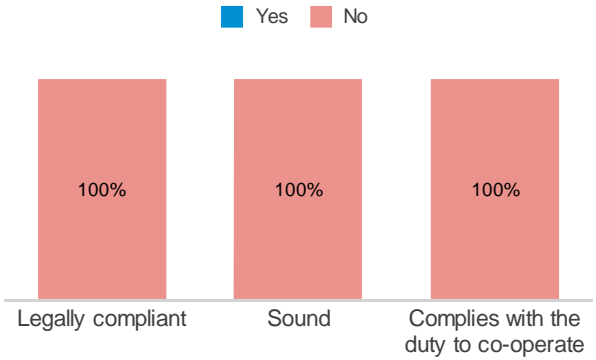
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# Paragraph | Viability Assessment

## 1 Representations



	Legally compliant	Sound	Complies with the duty to co operate
Total	1	1	1
Yes	0 0%	0 0%	0 0%
No	1 100%	1 100%	1 100%



### Respondent: Ms Janet Cooke (267-481253)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

## Please provide details you have to support your answers a...

building proposals include plans to urbanise a village by cramming all green spaces with small average homes with little parking and restricted estate access points. There are little or no plan for increasing supporting infrastructure like village/ shops parking, more doctors, insufficient school places and feeding roads and paths to transport links. Water services are already over stretched to manage its waste safely. I feel the environment land and sea pollution Impact will be devastating. Warsash residents concerns regarding to disproportionate development of Warsash proposals appear to have been glossed over : **Reg 19 Statement of consultation.** Since 2017 residents' concerns have not been considered regardless of protest marches, deputations and objections raised. For example, a petition against the various versions of draft plans, despite exceeding the prerequisite number of signatures needed to trigger a Full Council meeting debate, such debate was refused. It is discriminatory that community-generated evidence carries less weight than that provided by Developers consultants. E.g. regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams. The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate" This is misleading and confusing to members of the public wishing to provide commentary. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable. Village traffic impact : 7 new accesses onto the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident black spots. Anguish for all villagers and the proposed new residents. ansport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval." Education Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone. Healthcare Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.. Complies with Duty to Cooperate: Housing Need Methodology Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply. The proposed over development so closed to areas of outstanding natural beauty and protected habitats is not acceptable and repeated calls by residents to have this policy reviewed as been ignored. Clearly the building companies and their partners stand to make a lot of money since Warsash until now because of its surroundings green areas is a desirable area to live in - such urbanisation threatens the integrity of village life and the future viability of its sensitive protected environments I object to multiple small homes being crammed in the proposed development plots scattered between Brook Lane, lockswood Rd, Peters Rd and Warsash Rd

## What modification(s) is necessary to make the Revised Pub...

Fewer larger plot homes built inclusive of renewable energy features with large green gardens, and green spaces between plots

## How would the modification(s) you propose make the Revise...

Reduced environmental impact, as less people living in the same space, producing less waste and environmental impact



**Your suggested revised wording of any policy or text:**

Scrap the unfair over development in Warsash, rethink the plan and build homes which seek to preserve Village integrity and minimise environmental impact The wording is down to those who are paid via Council taxes to represent the Warsash residents fighting for their Village, views and values It is not the job of myself as a NHS Nurse to produce technical wording .., it's my job to work in patient care and the councils job to support its residents. High volume Low cost housing should be built in non sensitive, lower land cost areas of the borough

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

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**From:** [Shaun Cunningham](#)  
**To:** [Consultation](#)  
**Subject:** Local Plan  
**Date:** 18 July 2021 14:30:36

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To who it may concern.

Can I say, I find it astonishing how difficult it is to forward one's thoughts outside of the council perceived way of doing things. I will be bringing this matter up with the inspector.

My response to the local plan. I ask for my comments to be recorded.

Reads.

The draft Local Plan has outlined is a testimony to ignorance, naivety and a lack of intelligence.

Like many across Fareham, I have lost the conviction that's this public consultation is anything other than a paper exercise.

Much like origami, which involves making things out of paper that looks admirable, this Local Plan makes a mockery of that. This dog's dinner of a plan sets out a vision based not on what the communities of Fareham desire but what a few senior councillors believe to be in the interest of Fareham. There is no debate, no meaningful heed to what communities are saying, just resolve to push forward with a plan founded on fallacious misrepresentation of the facts that will mean the destruction of local communities and more importantly the devastation of their local wildlife.

Promised made concerning what would be acceptable in future planning terms are now degraded to clouds of dust which the developers bulldozers will undoubtedly form in the daytime sky across Fareham.

Supported by a bunch of Councillors who are too frightened to speak out. Councillors who are acting like sheep rather than doing what they were elected to do, explore, examine and analyse with a free mind, simply take the easy solution and can't be bothered to do what is expected of them.

This plan has no credence and it is nothing more than a distortion of the facts, like a length of rope that twists along its span this plan is based on what developers want and has nothing to do with what the local communities aspirations are.

Fareham Borough Council is only too willing to talk to developers and such talks are concluded away from the public eye. Such Courtesy does not apply to Fareham residents, where any discussion on the subject of future development is accomplished through closely controlled conditions; the local plan consultation is a component of that.

This consultation will change nothing in any meaningful way, not a dot in any paragraph. I rest my case.

Shaun Cunningham



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**From:** [Shaun Cunningham](#)  
**To:** [Shaun Cunningham](#)  
**Subject:** Local Plan  
**Date:** 25 July 2021 18:02:35

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Final thoughts on the local Plan.

Wish to make further representations on the Draft Local Plan currently out for public consultation. Please pass on my thoughts to the inspector.

### **History**

The present version is the 3rd attempt Fareham Borough Council has endeavoured to bring forward a plan that meets its legal obligations and to fulfil the test of soundness.

The first venture was shredded due to the government publishing a new National Planning Policy Framework (NPPF) making the draft hopelessly flawed although large parts of the evidence base endured the NPPF's remodelling and the government changes to the methodology Councils use to calculate housing need.

The second attempt ended in a catastrophe calamity when senior Councillors tried to second-guess the Office for National Statistics data-set the government would use in their prospective housing need calculation. The housing need figures the Council used in that second draft was a high-risk strategy based on nothing else but prayer.

The Council blames the government for backtracking but the truth is the Council were gambling and took a huge risk that spectacularly backfired. Of course, the Government in the eyes of FBC became the convenient excuse to blame for FBC misadventure, however, their adventure was always going to end in tears. Mystic meg could have done a better job of predicting what was coming down the road.

There was no formal commitment from the government to what data-set was to be used before their final published decision. The council took it on themselves to predict government thinking resulting in an astonishing miscalculation. To blame the government is an absurd position to take. Such blunders should be fully documented and placed within the public domain.

This brings us to the current draft.

### **Soundness?**

Careful consideration should be given to whether the present draft meets the test of soundness.

Fareham Borough Council is saying because they are considering the Published draft the public can only comment on 3 basic questions under the heading:

#### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

1) Legally Compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?

2) Sound: Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?

3) Complies with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

Fareham Borough Council Conveniently has short-circuited the process they lawfully have to follow.

This 3rd Draft plan hasn't been subject to the proper due process. There are substantial changes between this draft and the second draft.

What is important here, several sites that were in the first draft were removed from the second draft. Some sites are being considered for the first time in the third draft (present draft).

Updated Information on the various proposed development sites now incorporated in this 3rd draft have not had full and proper scrutiny.

Many of the sites within the Draft Plan are new or have seen information on how the site will come forward updated and yet the public are told they are not allowed to comment on the fine detail.

Fareham Borough Council is clearly saying:

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comments on three specific questions.

The question is what are the options? What opinions?

The second draft did not lay out any alternatives while the third, the present draft presently out for consultation, has major changes to it that will have huge ramifications for local communities and yet the public are informed they have missed the boat for making any comment. It is an absolute disgrace. This whole process is driven by politics and not what is in the interests of local communities.

I refer you to the representation forwarded to you made by Mrs Hillary Megginson who elegantly sets out why this plan is unsound and sets out important errors within the current draft.

Fareham Borough Council has dismissed Mrs Migginson's informative work, however, it is my opinion Fareham Borough Council has a case to answer and I hereby request the appointed inspector addresses the issues raised and ask the inspector to address Mrs Migginsons points.

### **Final Point**

The Downend West site in Portchester and the Newlands site in Fareham South have both been include in the latest draft plan and yet the public is informed they are not allowed to

make any comment as to why they are included in the draft plan. The previous defunct plan had no mention of them. Both sites have now been updated to demonstrate how they will come forward, important information with regard to on-site access for example and yet the public are being told they cannot comment on such detail. The Executive member of Fareham Borough Council for planning stated at a recent council meeting the Downend site, Portchester, is an important site. The Executive Leader of the Council is on public record saying, the inclusion of the sites in the plan does not mean they will be developed. The whole purpose of the draft plan is to bring forward sites to meet the projected housing needs of Fareham and importantly the public have the opportunity at every stage to make their thoughts known. It therefore begs the question, what are the alternative sites? Surely they should be laid out within this draft plan.

Fareham Borough has short-circuited the Local plan process due to their Incompetence and shortfalls in bringing forward a plan which involves tangible community involvement and not what we witness, simply a paper exercise to demonstrate to you, the inspector, the job is done.

Shaun Cunningham



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## White, Lauren

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**From:** ggustar <[REDACTED]>  
**Sent:** 28 July 2021 16:06  
**To:** Consultation  
**Cc:** [REDACTED]  
**Subject:** Subject: Strategic Gap/proposed development east of Crofton cemetery.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As inhabitants of Stubbington, we are appalled by the lack of consultation with regard to the new local special summer 2021 plan, that has been rushed through without informing us that a meeting on the proposed development above was taking place at the church in Stubbington.

Local inhabitants should have been contacted personally, I spoke to Pal Hayre today and she said that she was disappointed that not many people turned up, I stated that was not surprising as not many people knew it was taking place. It appears this new development plan is trying to be slipped in under the radar, this is not the openness and transparency that the Government has promised and should be expected from local authorities.

The application for the proposed development has too high a housing density for the site, no matter what planning say it is not compatible with the village. The traffic congestion will be appalling when trying to exit on to the road leading to the bypass junction, with cars trying to feed onto the road or cross at right angles into the development. Cars will also turn left into Oakcroft Lane which is very narrow and not suitable for this amount of traffic especially with the Grange development exiting on to this lane as well, which frequently floods by the Arc which also joins this lane.

This number of additional houses would swamp local services particularly the Doctors Surgery which is already struggling to meet demand and the local schools would be overcrowded. This development is on the wrong side of the Bypass.

The southern end of the proposed development floods after heavy rain, the attenuation pond could easily be overwhelmed as well as the small streams around Oakcroft Lane. The rainfall patterns are now much heavier and with the runoff from this densely housed estate it very well lead to flooding, this partially now attenuated by the crops growing in this field absorbing water.

This application has been twice rejected by the Council and we were all horrified to find it include in the new planning proposal, after telling everybody they wished to maintain the reasonable strategic gap and prevent urban sprawl.

Southern water has just been fined in excess of 100 million pounds for dumping sewage into the Solent and the surrounding waters, this development will exacerbate the problem at Peel Common treatment works. We need less pollution, more bio-diversity and wild life in this area no urban sprawl!

Regards Mr and Mrs Gustar

[REDACTED]

**Subject:** FW: Representation on Regulation 19 Local Plan Consultation (18th June – 30th July 2021)

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**From:** Alan Hawkins <[REDACTED]>

**Sent:** 30 July 2021 14:23

**To:** Consultation <Consultation@fareham.gov.uk>

**Cc:** [REDACTED]

**Subject:** Representation on Regulation 19 Local Plan Consultation (18th June – 30th July 2021)

Dear Sirs,

This proposed draft plan is still fundamentally flawed, the government's housing target of 2014, of between 250 and 300k peryear up to 2041 was known to be incorrect, as reported by 'The Times' of 21/09/2018. The prediction by the Office for National Statistics was actually 159k, which means the target should have been between 275 and 330 units per year rather than the proposal at the time of 520. We have seen 'land West of Downend Road' incorporated in the draft plan for early 2020 as a 'strategic growth area for longer term growth up to 2050, apparently as a contingency for use if other councils had a shortfall. This area was removed completely from the plan when the figures produced by the professional organisation (NSI), rather than a government organisation were adopted. This I believe led to the version of the plan which we were apparently asked to comment on at the end of 2020, and probably would have been happy with in respect of 'land West of Downend Road'. Since then there appears to have been a mutant algorithm adopted by the government, leading to higher housing numbers for higher priced areas, in other words more housing fuelled by the price rises coming from the stamp duty holiday. It would appear that we have now also reverted to using the flawed 2014 target, with an additional quota thrown in for good measure, giving rise to over 530 units, although it seems to be impossible to discover the exact current policy or the 'reasoning' behind it.

It is quite impossible for the layman to keep up with the endless dithering and bickering between central and local government, but it is a fundamental principle of our democratic system that central government should allow local government to have control. The new proposed planning policy from central government would mean that the local community would have no say whatsoever in what is built on an area designated for growth, hence all sites identified for development in the draft plan would progress to 'growth' and become a free for all in a charter biased towards developers. It was not surprising to discover a report in last week's 'Times', following an investigation by Transparency International, which showed that the current political party in charge of central government have 20% of their funding provided by property developers. Obviously green field land will be immediately cherry picked by developers, and it is noted that 'Land West of Downend Road' in any case, no longer has a strategic growth tag in the current version of the draft plan. 'Land East of Downend Road' is controversially still in the plan, despite being rejected twice by the local government responsible for the plan, and once on appeal. Yet another appeal is pending.

Focussing on this particular land, it is sad to see good farmland, and a part of the countryside quite separate from existing housing, now being proposed as 'edge of town living', a euphemism for urban sprawl. It is quite bewildering how a survey has suggested that 550 units plus the 350 units East of Downend Road, will actually alleviate traffic problems in the area. The 'magic' link road proposed across the Western site will actually provide an excellent rat run to Downend Road, and The Thicket for motorway traffic heading for Portchester, adding to existing problems. The recent pandemic has highlighted the value of country footpaths, such as those round the perimeter of site, and Paradise Lane, which traverses the site. I was under the impression that walking is something the government wishes to encourage, but perhaps walking in a clean and quiet environment for fitness and wellbeing is to be discouraged. The pandemic, plus Brexit, has also highlighted the value of farmland, and the need for our country to be self sufficient in food production. It would be a great pity for the entire farmland between



Portchester and Fareham to be designated for concrete and tarmac laying, with the sound of a skylark being lost for future generations, who will no longer have the benefit of accessible countryside beyond the edge of town.

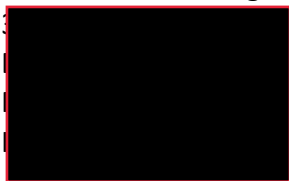
Many residents will feel intimidated by the request to categorise comments as 'legal compliance', 'soundness', or 'meeting the duty to co-operate', and many will also feel that while they are invited to 'Have Their Say', nobody will damn well listen. Perhaps it is for the council to categorise each individual comment, or maybe classify it all in the 'unsound' category.

At the very least this plan is not fit for purpose, and central government are largely responsible for that and must be challenged. It is not acceptable to present this latest version of the plan to us as a 'fait accompli', with no alternatives. This version looks set to be adopted, despite being the most damaging of all to the environment, and transgressing the most council rules and guidelines for development. The inspector should be presented with all of the many iterations of the plan, together with all associated comments, as residents may be under the mistaken assumption that all their previous comments, often carefully prepared, will be taken into consideration, rather than mostly consigned to the waste bin. Sadly it is in fact doubtful that not a single comment will have any influence whatsoever, in what will likely be a 'rubber stamp' process.

Please 'Get Welborne Done', limit other development to brownfield and urban sites, and take time to recall and honour all the broken promises made to the Fareham electorate during preparation of the local plan.

Regards,

Dr Alan & Mrs Margaret Hawkins,



**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

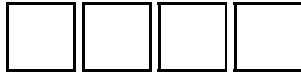
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.

All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <[REDACTED]>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.

I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins



## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.

### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed and may contain information which is privileged and/or confidential. If it has come to you in error, you must take no action based on it nor must you copy or show it to anyone.

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 2018 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies. Please ignore it, delete it and notify us. Emails may be monitored.

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest



Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition. 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes these policies. It is unclear how any development could be contemplated in the Fareham Borough without need on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with that protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as habitat policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was H/ Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift to... Finally and critically sites identified as suitable for development but have not yet obtained planning permission HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 p consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in t that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. I 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards cont There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design F development within and adjacent to existing settlements and as part of area wide development strategies and are sustainable, appropriately planned and designed".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and of

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's c  
Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwat  
The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests c  
guidance in Fareham Today which includes the additional areas of" Legal Compliance" and "Duty to Cooperate"  
the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission  
HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community  
it is unsound.

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

## Further comments on the Fareham Local Plan

### which I have been unable to include in your too strict formatted comments form

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives.

Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

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Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as

well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

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Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

**From:** [Rosemary Petrazzini](#)  
**To:** [Wootton, Gayle](#)  
**Subject:** Re: URGENT= 3rd reminder & fourth request- RESIDE DEVELOPMENT - CIL & Neighbourhood Community Infrastructure Levy funding & real engagement with significantly impacted communities. Comments on Local Plan.  
**Date:** 30 July 2021 17:37:42

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Dear G Wootton,

At least you've come back quickly. Small progress !

I am making comments on the Funtley South allocation.

I am also making general comments about :

1/ the FBC process or lack of it on community consultation and engagement on this site and the Welborne site.

2/ I attended the last examination hearing where again any faith I had in a fair and due process was completely eradicated.

It was just another rubber stamp exercise so no is the answer. Unless a neutral, seasoned professional is appointed, who is truly capable of independent thought and is not susceptible to pressure from above. Then I may change my mind.

Please let me know who is appointed and their percentage of rejections, rather than just upholds and I might change my mind.

3/ I have submitted some comments so add anything else. I understand that my name and address will be supplied. I have no issue with that.

R. Petrazzini

Sent from my iPhone

On 30 Jul 2021, at 16:49, Wootton, Gayle <[GWootton@fareham.gov.uk](mailto:GWootton@fareham.gov.uk)> wrote:

Dear R. Petrazzini,

I can include this email trail as part of the representations on the Local Plan and it will be sent to the Inspector.

Can I ask you to confirm the following?

- You are making comments against HA10, the Funtley Road South allocation.
- Do you wish to take part in the examination hearing sessions?
- That you agree with the following statement (taken from our [Statement of Representations](#))

It is important that the Planning Inspector and all participants in the examination process are able to know who has given feedback on the Revised Publication Local Plan. All comments received will therefore be submitted to the Secretary of State and considered as part of a public examination by the Inspector. In addition, all comments will be made public on the Council's website, including the names of those who submitted them. All other personal information will remain confidential and will be managed in line with the Council's Privacy Statement.

If it is preferable, you can submit your comments via our website at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Thank you,  
Gayle

Gayle Wootton  
Head of Planning Strategy and Economic Development  
Fareham Borough Council  
01329824328  
07787685925



Dear Ms Wootton,

,  
The comments are relevant for both applications.

So please incorporate them as necessary into the very complicated feedback mechanisms devised for the Local Plan.

Community engagement is sadly lacking and is given no importance whatsoever by FBC.

Yes we have had numerous supposed consultations, but they are as mentioned just a one way ticket of FBC tick boxes. No feedback or consideration is EVER given to the views and preferences of significantly impacted residents.

FBC will not allow Parish Councils, because it would dilute their power base and diminish their ability to grab all the developers funding.

Meanwhile you carry on just building everywhere in North Fareham and exclude residents ( taxpayers of your salaries etc) from the process, using all the Developers funding for purely Council led projects and agendas.

Explain how that is democratic in any way?

I note Lee Smith is included so all the queries and comments stand and I will await a full response after the 6th attempt to get meaningful answers on the Funtley Rd developments.

R. Petrazzini

Sent from my iPhone

On 30 Jul 2021, at 15:50, Wootton, Gayle <[GWootton@fareham.gov.uk](mailto:GWootton@fareham.gov.uk)> wrote:



Dear R. Petrazzini,

Thank you for your email.

As the head of the Planning Strategy team, I work to prepare the Council's new Local Plan, of which the permitted scheme at Funtley Road South, is included (see housing allocation [HA10](#)). I believe the comments below relate to the outstanding planning application on the same site which is not a matter for the Local Plan, but is a matter for the Development Management team, which my colleague Lee Smith heads up.

Whilst the housing allocation HA10 was consulted upon during November and December 2020 and is not strictly part of the Revised Publication Local Plan consultation, which as you point out ends today, you are more than welcome to submit comments on this allocation to the Council via the website at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation). However, if your comments relate to the outstanding Funtley South applications, please refer them to Lee Smith as Head of Development Management.

Best wishes,  
Gayle

Gayle Wootton  
Head of Planning Strategy and Economic Development  
Fareham Borough Council  
01329824328  
07787685925



FYI.

I would appreciate a full response from you today.

Obviously your Planning Officers are only following a corporate steer on these issues.

The whole prevarication techniques and avoidance of the key issues are classic and consistent Fareham Borough Council methods of responding to residents.

It is the closing day for comments on the Local Plan. I wish to have all these comments incorporated about the lack of real community engagement and the total tick box culture of FBC's consultation exercise/s.

Can you confirm any issues or feedback from residents that have actually been fully addressed by the Planning Dept? In seventeen years of dealing with this Council I can't think of one. Nor have I encountered anyone who has.

Please can you address this appropriately. I do not wish to raise a formal complaint but I will if that is the only remaining course of action.

Sent from my iPad

Begin forwarded message:



**Subject: Re: URGENT 3rd reminder & fourth request- RESIDE DEVELOPMENT - CIL & Neighbourhood Community Infrastructure Levy funding & real engagement with significantly impacted communities.**

Dear. R Wright,

My specific question has not been answered hence the reason for the four emails so far.

It is and continues to be about the engagement process and specifically how Funtley was denied any place at the bargaining table by the leadership of Fareham Borough Council in spite of a fair and democratic process.

So exactly how will impacted residents views and preferences be taken forward ?

As let's face it the odds of FBC not granting permission for any extra houses in the northern or eastern wards must be zero ?

Do Fareham Borough Council think residents and taxpayers views are superfluous to the decision making process ?

Certainly for most residents it is apparent that it's all just ticking the necessary boxes so would it be simpler for all concerned that Fareham Democratic Services is renamed Autocratic Services because that is the reality. Why pretend otherwise?

So can you finally answer the question how will significantly impacted communities residents views and preferences be taken forward ?

As the funding is supposed to be for significantly impacted communities and the necessary infrastructure or confirm that they are to be continuously ignored?

R. Petrazzini

Sent from my iPad

Dear Ms Petrazzini,

Please accept my apologies for not responding to your earlier email.

However, I do not have anything further to add to my email below sent on 25<sup>th</sup> June in which I set out the planning obligations secured in the previous consent for 55 homes on the land and confirm the development is CIL liable (our ref P/18/0067/OA) and explain that the current application for 125 homes is currently still under consideration (our ref P/20/1168/OA).

Kind regards,

Richard Wright  
Principal Planner (Development Management)  
Fareham Borough Council  
01329824758  
07554 415619



**Subject:** Re: URGENT 3rd reminder & fourth request- RESIDE DEVELOPMENT - CIL & Neighbourhood Community Infrastructure Levy funding & real engagement with significantly impacted communities.

Is there any particular reason for the reluctance to respond to this email?

This is the third reminder and the fourth communication about this.

In short I would like to echo all the comments made by various residents and the Funtley Village Society regarding the engagement or lack of it from Fareham Borough Council specifically with significantly impacted communities.

How do you propose to address this imbalance, so those communities who were prevented from having real representation by Fareham Borough Council at the bargaining table actually do have real input, rather than your council driven priorities and agendas?

Can you have the common courtesy to finally and fully address our ongoing concerns or are you just hoping all residents will just give up?

Dear Mr Wright,

Thank you for your response.

As you have confirmed there are currently no projects funded through CIL monies specifically related to Funtley. So it begs the question exactly what consideration has Fareham Borough Council actually given to the numerous but consistent comments made by Funtley residents over numerous consultations and more importantly how are the key issues to be addressed going forward?

We have never received any feedback. So the consultation was like a one way ticket.

As your colleague pointed out there is no Parish Council here, in spite of overwhelming support for one. Unfortunately stymied by the powers that be at Fareham Borough Council!

So residents and our members would appreciate some clarification on what consideration if any, was or is being given to 'impacted residents views'?

Rather than the Councils predetermined ones as CIL should cover the specific impacted area Funtley.

All the mass development is and will have a significant impact on our community. So the community views and preferences should be addressed and compensated financially for example investment in the infrastructure in Funtley, which the Funtley Village Society would be more than happy to suggest based on feedback we have had from local residents.

Yours sincerely,

Rosemary Petrazzini.



**Subject: RE: Reminder - RESIDE DEVELOPMENT - CIL & Neighbourhood Community Infrastructure Levy (NCIL)**

Good morning Ms Petrazzini,

Thank you for your email.

There are currently no projects funded through CIL monies specifically related to Funtley.

As you will be aware, outline planning permission was granted last year for a residential development of up to 55 dwellings (including 3 custom-build houses) and a community building incorporating a local shop on the land south of Funtley Road (planning reference P/18/0067/OA). The Section 106 legal agreement which accompanies that permission includes obligations on the developer for the following (which, for the avoidance of doubt, are completely separate from CIL funded infrastructure provision):

- a. To secure the delivery of 40% of the permitted dwellings as affordable housing;
- b. To secure three of the permitted dwellings as custom-built properties;
- c. To secure provision of a pedestrian and cycle public right of way through the site from Funtley Road (north) to Thames Drive (south); associated works to upgrade the bridge over the M27 motorway (including structural survey) and commuted sum for future maintenance;
- d. To secure provision of, layout out (including provision of capital equipment required to establish the park) and transfer of community park land to Fareham Borough Council and a financial contribution of £802,000 towards the associated ongoing maintenance costs of operating the community park;
- e. To secure the on-site provision of public open space including local equipped area of play (LEAP) in accordance with the Council's adopted Planning Obligations SPD, a financial contribution towards associated maintenance costs and transfer of the public open space to Fareham Borough Council;
- f. To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP) in order to mitigate the 'in combination' effects that an increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
- g. To secure a financial contribution towards the production of school travel plans in the area (£15,000);
- h. To secure a financial contribution toward the revision of the existing traffic regulation order (TRO) to allow the speed limit restrictions on Funtley Road to be amended (£5,000);
- i. To secure submission and implementation of a travel plan;
- j. To secure details of the delivery of the community building, the transfer of land 0.1 hectares in size on the application site and funding on a pro-rata basis of £2,000 per sqm of community use floorspace (to a maximum of £500,000) for provision of community/shop building and associated management arrangements for community use element along with pedestrian and vehicular access rights between the site of the community building and Funtley Road, or at the request of the Local Planning Authority the same sum for the provision or improvement of community facilities within Funtley calculated on a pro-rata basis minus the floor space of any remaining shop use on the application site

You will also be aware that a further planning application for up to 125 dwellings on the land south of Funtley Road is currently under consideration by the Council (planning reference P/20/1168/OA). Because this application is still under consideration I cannot give you any indication at this stage what obligations and contributions might be secured from the development in the event outline planning permission was granted.

I hope that helps to answer your queries. Please let me know if I can advise further.

Kind regards,

Richard Wright  
Principal Planner (Development Management)  
Fareham Borough Council  
01329824758  
07554 415619



**Subject:** Re: Reminder - RESIDE DEVELOPMENT - CIL & Neighbourhood Community Infrastructure Levy (NCIL)

A prompt and full response is requested.

Dear Mr Drake,

I note your response.

Can you confirm exactly what infrastructure CIL projects will take place in Funtley.  
As part of the Reside development specifically?

When the original planning permission was granted it included infrastructure intended for the impacted area.

Are you actually saying this will not happen now and this funding will be diverted to other projects in the Borough rather than the actual area impacted?

Can you also confirm what exactly is happening regarding this development in terms of the increased build?

Yours Sincerely  
Rosemary Petrazzini

Sent from my iPad

On 7 Jun 2021, at 16:47, Drake, Pete <[PDrake@fareham.gov.uk](mailto:PDrake@fareham.gov.uk)> wrote:

Dear Ms Petrazzini,

**Re: CIL and Neighbourhood Community Infrastructure Levy (NCIL)**

Thank you for your further enquiries regarding the above in relation to Funtley.

Fareham Borough Council adopted its Community Infrastructure Levy Charging Schedule in April 2013, since when the Council has been charging the levy on all new liable development.

I think that in the first instance it would be useful to direct you to the Council's CIL monitoring reports covering the period 2013 to 2019 that specify CIL collected and expenditure over those years:  
[http://www.fareham.gov.uk/PDF/planning/local\\_plan/CILMonitoringReport2013-2019.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/CILMonitoringReport2013-2019.pdf)

As Richard has pointed out, this role has now been replaced by that of the Infrastructure Funding Statement. These are required to be published by the end of December each year to cover the previous financial year, and report on both CIL and Section 106 obligations in terms of collection and spending:  
[http://www.fareham.gov.uk/PDF/planning/local\\_plan/FarehamBoroughCouncilInfrastructureFundingStatement19-20.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/FarehamBoroughCouncilInfrastructureFundingStatement19-20.pdf)

In terms of your specific Neighbourhood Community Infrastructure Levy questions, I must be clear that there is no NCIL specified in legislation. One CIL charge is levied and collected by the Council on all liable development. What you are referring to I believe is the proportion of CIL receipts collected within the area of a parish council, which must be passed to the parish council. This is usually 15%, or as you rightly point out, 25% in the case of a made neighbourhood development plan. Where there is no parish or town council, as is the case for Funtley, the charging authority will retain the levy receipts and may (59F) use the CIL to support the development of the relevant area. The Reside development in Funtley is therefore liable for CIL, but not NCIL as you describe. The CIL liability from the development will be collected and retained by the Council.

The Council has previously consulted on its spending priorities through consultation on its Regulation 123 list (<https://moderngov.fareham.gov.uk/documents/s20161/Community%20Infrastructure%20Levy%20Review%20-%20Amended%20Regulation%20123%20List%20Report.pdf>). There is no longer a requirement to maintain a 123 list, with future proposed spending priorities contained within the Infrastructure Funding Statement. However, the Council has always taken decisions on CIL spending through its Executive. The most recent approach to the use of CIL was agreed in September 2019 (<https://moderngov.fareham.gov.uk/ieDecisionDetails.aspx?ID=2126>) and will see, in light of regulation 59F, the use of CIL monies collected to predominantly fund the borough-wide infrastructure project at the New Fareham Arts and Entertainment Venue.

Kind Regards

Peter

Pete Drake  
Principal Planner (Strategy and Regeneration)  
Fareham Borough Council  
01329824551



**Subject:** Re: CIL & Neighbourhood Community Infrastructure Levy (NCIL)

Dear Mr Wright/ Mr Drake,

Thank you for your response.

As a result of all the new and proposed builds on every side of Funtley. I along with many others who live here, know more about planning and development than I would choose to !

I am aware that the CIL is a levy that Local authorities can choose to charge on new development that meets certain criteria. Cil must be spent on infrastructure to support the development of an area. My specific question was really why wasn't the NCIL levy agreed if you are confirming that it hasn't been?

As you will be aware the aims of NCIL is to provide a framework for the meaningful participation of local communities. This framework can then align to the Corporate Strategy and supports the delivery of the Local Plan.

Where there is an adopted neighbourhood plan it is typically 25%. Or 15% funded through the NCIL programme on projects that conform with provisions within the CIL Regulations.

Hence the questions seeking clarification on CIL and NCIL on this development.

The Reside development has already had permission for 55 and as expected they are now seeking a higher number. The infrastructure requirements for this build were already agreed. It's now down to the detail and rollout.

Essentially my questions are more about what exactly has been agreed on CIL or NCIL on this development ; exactly what infrastructure projects will be considered for Funtley and what consultation will take place about how CIL or NCIL projects will be taken forward?

During the planning stages we were all asked for feedback on numerous occasions. Reside have since sought consultation and have received it.

Reside have already confirmed the CIL and neighbourhood levy will be paid over to Fareham Borough Council, so it's really about exactly how these monies will be spent on this development and infrastructure projects, then what participation will there be on this going forward?

Our understanding is that Regulation 59 and 59f provide the regulatory framework within which CIL spending must occur, as mentioned above exact projects that will be funded by NCIL are agreed with the community.

Clarity on all the outstanding issues would be appreciated.

Regards  
Rosemary Petrazzini

Sent from my iPhone

On 18 May 2021, at 15:02, Wright, Richard  
<[RWright@fareham.gov.uk](mailto:RWright@fareham.gov.uk)> wrote:

Dear Ms Petrazzini,

Thanks for coming back to me.

CIL (Community Infrastructure Levy) is a non-negotiable charge that developers must pay to Councils based on the floorspace of the development being built. My role at the Council involves the collection of CIL monies from developers. When you refer to the Reside development, I assume you are referring to the development proposed by Reside for 125 homes on land to the south of Funtley Road (our reference P/20/1168/OA). I can confirm that this development, like others for residential schemes in the Borough, would be liable for CIL charges should planning permission be granted. Please note however that the payment of the levy only becomes due prior to commencement of the development (not at the point that permission is granted) and there are certain exemptions for specific types of development (for example affordable housing).

As I understand it NCIL (Neighbourhood Community Infrastructure Levy) is a term used by some Councils to describe a portion of the CIL receipts spent on neighbourhood priorities.

I will discuss with my colleague Pete Drake in our Planning Strategy team who is best placed to advise you on your queries which relate to how CIL monies are spent.

Kind regards,

Richard Wright  
Principal Planner (Development Management)  
Fareham Borough Council  
01329824758

07554 415619



**Subject:** Re: CIL & Neighbourhood Community Infrastructure Levy (NCIL)

Dear Mr Wright,

Thank you for your response. It is useful to have the details on the infrastructure funding statement.

From your response it would seem that the Reside Development is not subject to NCIL,  
Is this correct? as it had been confirmed that it was subject to NCIL.

If it isn't can you confirm why it was not considered, specifically for this development?

Lastly please can you respond to question 3, see below. Consultation on planning applications are currently sought. However, once it is granted what consideration is given to essential infrastructure requirements highlighted continuously by residents?

Thank you.  
Regards  
Rosemary Petrazzini

Sent from my iPad

On 18 May 2021, at 10:49, Wright, Richard  
<[RWright@fareham.gov.uk](mailto:RWright@fareham.gov.uk)> wrote:

Dear Ms Petrazzini,

Thank you for your email which Richard Jolley has asked me to respond to.

Fareham Borough Council has an adopted local plan, however there are no neighbourhood plans currently in place. You can find more details on the adopted local plan [here](#). You can also find details of the Fareham's new emerging local plan [here](#). You can also find out more about Neighbourhood Plans [here](#).

You may also find the pages on the Council's website regarding Community Infrastructure Levy (CIL) useful – please see [here](#). The website sets out various aspects of CIL including giving information on the annual Infrastructure Funding Statement (IFS) as follows.

#### [Infrastructure Funding Statement \(IFS\)](#)

Community Infrastructure Levy Regulations came into force on 1 September 2019 introducing the requirement for the Council to publish an Infrastructure Funding Statement annually from 31 December 2020.

The Infrastructure Funding Statement sets out how developer contributions have been and will be used to provide infrastructure within Fareham Borough. This funding is secured through planning permissions that have been implemented.

The Infrastructure Funding Statement contains a list replacing the CIL Regulation 123 list and reports on the infrastructure projects or types of infrastructure that the Borough Council intends to fund either wholly or partly using the CIL and other planning obligations. Please [click here to view the Infrastructure Funding Statement](#).

[<image001.gif>](#)  
(221 KB)

I trust this helps to answer your queries. Please let me know if I can help further at all.

Kind regards,

<http://www.fareham.gov.uk>  
<http://www.facebook.com/farehambc>  
<http://www.twitter.com/farehambc>  
<http://www.youtube.com/farehambcouncil>

- > Dear Mr Wright,
- > Reside development have confirmed that CIL is being paid on their development.
- >
- > Can you please confirm:
- > 1) Does Fareham have an adopted Neighbourhood Plan ?
- > As this has an impact on the the percentage of CIL paid
- > 2) When do you publish the Council's Infrastructure funding statement to ensure there is a clear and transparent accountable system, on how the contributions have been spent and understand what future funds will be spent on?
- > 3) How much notice is taken of residents and neighbourhood views on essential infrastructure needs?

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> Sent from my iPad

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## Comments on the Local Plan 2037

### Test of Soundness - Settlement Definition

- In the Foreword to the Publication Plan written by the Executive Member for Planning and Development states the vision of the Council to “distribute development across the Borough and achieve maximum community benefit from that development”.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan, alone contributes 832 dwellings to this number - 14%. This is not distributing “development across the Borough”. It is concentrating it in a small area of the Borough.
- As for “achieving maximum community benefit from that development”, the opposite will occur. An example is HA1 land to the north and south of Greenaway Lane. The 832 dwellings (14% of the total) “proposed” for this area will bring a minimum of 1,600 extra vehicles. The area is within a peninsula with only 3 roads in or out. It is already at maximum capacity for traffic. There are not enough school places at the moment. No new infrastructure is planned. There will be negative community effects.
- in the Foreword to the Publication Plan it states “greenfield sites are less favoured locations for development. Para 2.10 of the Publication Plan states “Fareham Borough will retain it’s identity, valued landscapes and settlement definition and will protect it’s natural, built and historic assets”.
- The proposed allocation of Policy HA1 (which is not in the current extant Local Plan) contradicts these aspirations and also those of Para 2.12 “Strategic Priorities” which “strive to maximise development within the urban area and away from the wider countryside and to create places that encourage healthier lifestyles”.
- Policy HA1 (currently Greenfield sites) is proposed to be re-designated as an urban area. This re-designation to urban status and the movement of the Settlement Boundary to encompass it is a blatant, stealthy manoeuvre by the Council which seems unethical and is done only to suit it’s own objectives.
- Strategic Priority 2 states “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”. Or, as the Council has done, re-designate countryside as urban where convenient.
- Strategic Policy DS1 (paras 3.36 and 5.6) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Policy HA1 calls for the efficient use of existing buildings to meet such need on a one for one replacement dwelling basis. Inconveniently for the Council, these conditions do not apply to HA1 so the Council has simply redrawn the urban boundary so green fields (an easy option for Developers) can be covered in houses.

- Looking at Policy HP4 Para 5.24, HA1 fails to meet criteria e) as the proposals for development will demonstrably have unacceptable environmental, amenity and traffic implications.

### **Test of Soundness - Infrastructure**

- Para 10.14 refers to the Local Plan Strategic Transport Assessment which at para 14.6 states “In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective”.
- However, the area HA1 isn’t assessed within the Local Plan Strategic Transport Assessment so the statement above doesn’t apply to HA1 with 832 dwellings.
- Para 10.15 of the Publication Plan in the Transport plan actually doesn’t include an analysis of streets where the majority of the houses are proposed. When there are 832 new dwellings proposed in HA1 (14% of the total for Fareham) why hasn’t more consideration been given to this area in the Transport Assessment?
- With an average of two vehicles per dwelling, an additional 1,660 vehicles will be on local roads. There is existing congestion but there is no mention of any mitigation that will be required to reduce this congestion now or by 2037.
- The Publication Plan fails the Test of Soundness by not being inclusive of all areas and not being Positively Prepared in this regard.
- Policy HA1 on page 53 refers to traffic routes and despite their being a Planning Decision to limit access onto Greenaway Lane to 6 dwellings due to the narrowness of the Lane with no pavements and ditches along its length in places this has been removed. The Plan now proposes access for up to 140 dwellings through a widening of the Lane when there is actually no scope for widening.
- This will result in a very considerable impact on the countryside character of the Lane and to the safety of it’s non vehicular users.
- Page 54 suggests multiple new accesses onto the already busy Brook Lane some within a few hundred yards of each other. This number could have been reduced considerably had there been no piecemeal development a Masterplan for HA1 (discussed in detail below). The proximity and positioning of these access roads are a recipe for gridlock and accident black spots.
- Policy HA1, page 54, indicates the need for two junior football pitches to be provided. These are not shown in the plan for HA1. Probably because every greenfield site possible location is being covered in housing.

### **Test of Soundness - Housing Need Methodology**

- It is indicated at Para 3.27, fig 3.2, that there are 8 potential growth areas. These are not shown on the map. There is a lack of clarity.
- What is the definition of small scale development? Is it sites of less than 1 Ha or a development of not more than 4 units? Page 158 Policy HP2 is in conflict with Para 4.13.

- A contingency buffer of 1,094 dwellings has been made. However, Page 37 Paras 4.12 and 4.16 as well as Policy H1 shows that the Plan is heavily reliant on the certainty of delivery of the 3,610 dwellings at Welbourne by 2037.
- A previous version of the Publication Plan was scrapped because of a Government change of Housing need methodology. The Government is currently debating a White Paper on “Planning for the Future” which would change the housing need methodology again. Para 4.2 describes the methodology used to calculate Fareham’s housing need on which the whole Plan is based. This Publication Plan is premature and risky as the outcome of the White Paper could change the methodology again.

#### **Test of Soundness - Occupancy Rates**

- The claims regarding occupancy rates in this Publication Plan are not used consistently in the Council’s own proposals and requirements. The Council argues for an average occupancy rate of 2.4 for a 4/5 bedroom house in regards to Nitrate budget calculations. Yet in Para 5.41 it is stated that the occupancy rates for affordable homes will be in the range of 4-6.

#### **Test of Soundness - Carbon Reduction**

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised there is a climate change emergency. The Council for the Protection of Rural England Hampshire believes it is therefore imperative that the Local Plans set ambitious targets and action plans with accountability for achievement in the reduction of carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant Local Plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development also needs to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval.

This is not routinely done in Planning Committee in Fareham and this Publication Plan should be embracing the opportunity to apply these requirements to all Planning Approvals going forward.

- Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets. It does not state what the target should be it refers to individual developments power generation rather than what each development should achieve over and above Building Regulations requirements. The Plan is not positively prepared.
- Similarly in Para 11.35, the Council does not have a sound and effective approach to carbon emissions reduction in the Borough.
- Policy CC1 describes Green Infrastructure but the Borough does not have a Green Belt and non is planned.

#### **Test of Soundness - Healthcare**

Para 10.27 in the Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards. There is no scope to do this.

## **Complies with Need to Cooperate - Housing Need Methodology**

Para 4.6. In agreeing to take up a shortfall of 900 homes from Portsmouth, Fareham Council are taking a big risk. We await the Government's response to last year's consultation on the planning White Paper, Planning for the Future, which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## **Matters of Legal Compliance - Community Involvement**

- The residents have challenged the Council in the High Court of Justice in May 2021 and won their case the judge confirmed the following points: a) that the Council acted unlawfully and unfairly towards the residents. The residents evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council. b) that the Planning Committee failed to grapple with the residents request for a deferment. He further stated the "judgement needs to be shared with everyone concerned within the Council in this case, as their are lessons to be learnt from this".
- The Court action was funded by the residents, and costs were considerable, which shows the strength of feeling. The Council, of course, paid out of public funds.
- The residents have been ignored consistently. Since 2017 there have been protest marches, deputations and objections. A petition against the various versions of Draft Local Plans exceeded the required number of signatures needed to trigger a Full Council meeting debate but a debate was refused. The residents raised a challenge to this to the Council's Scrutiny Board but the refusal still stood. To date no debate regarding the petition has taken place.
- The residents have provided community generated evidence to the Council but this has not been considered as good as the desk exercise evidence provided by the Developers. Examples of the community generated evidence ignored by the Council includes evidence on previous land use which has shown that the previous use of land used by the Developer's to calculate their Nitrate budget is incorrect and traffic survey results produced by the residents and Community Speedwatch teams were simply dismissed. This is discriminatory.
- It has been found and confirmed by the Council that the Publication Plan contains errors. The errors are as follows: a) there are sites not included from page 74 of the SHELAA and also on page 52 of the Plan. b) some sites included on page 52 of the Plan have been included in error. c) the addendum on page 56 of the Plan includes an incorrect address. d) perhaps the worst error is that sites identified as suitable for development but which have not yet obtained planning permission are excluded from the total numbers given for HA1. The residents cannot therefore properly establish the impact of this Plan on their community. A Publication Plan containing such large errors relating to the number of properties to be built is Unsound.
- The Introduction to the Publication Plan, Page 1 Para 1.5, states that representations should focus solely on "Tests of Soundness". However, the guidance given in Fareham Today contradicts this and specifies two other areas to focus on, namely "Legal Compliance" and "Duty to Cooperate". A further error in the Plan and misleading and confusing to residents of the Borough wishing to comment on the Plan.

## **Matters of Legal Compliance - Housing Allocations**

- please refer to my para 3 above relating to the errors in this Publication Plan regarding housing numbers. The Publication Plan is Unsound with respect to housing numbers and therefore also housing allocations.
- Para 1.16 of the Publication Plan makes no mention at all of the 2017 Unadopted Draft Local Plan which never came into effect. This Unadopted Plan is what sparked the resident's petition, marches and huge numbers of objections because the area known as HA1 first appeared in the 2017 Plan proposing over 800 houses in one small area which is Warsash. An area with no infrastructure in any respect to support such an expansion.
- In this Publication Plan Officers confirm it is the previous 2015 Plan which is extant. Para 4.8 allows the Council to consider housing sites allocated in the previous adopted Local Plan. As

already established, HA1 did not feature in the 2015 Plan so HA1 should not appear in this Publication Plan.

- However, Page 38 of the Publication Plan ignores this fact stating that HA1 and other sites local to HA1 are included.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan) alone contributes 832 dwellings to this number - 14%. This is an unfair distribution of housing allocation
- Further, within HA1 (which is not urban but consists of greenfield sites cheek by jowl with each other) there is no inter connectivity between the sites. All Developers are working in complete isolation to one another resulting in piecemeal development and an unnecessary number of access roads. The Council have failed to implement a "Masterplan" which should have considered the wider picture. Developers are not required to consider the site next door and therefore don't.
- This is contrary to Design Policy D3 para 11.44 which states "Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and master plans is vital to ensure that developments are sustainable, appropriately planned and designed"
- A further Environmental Impact Assessment must be conducted showing the cumulative effect of HA1 in it's entirety.
- in this Publication Plan, Para 4.19 Housing Policies, there are a large number of allocations that are no longer proposed, namely HA 2, 5, 6, 8, 11, 14, 16, 18, 20, 21, and 25. Why was it decided to leave HA1 in as an allocation? How was the Objectively Assessed Housing Need arrived at for HA1?
- The Council's decision to propose HA1 within the now irrelevant 2017 Local Plan, has been taken advantage of by Developers who have submitted numerous applications. The Council within Planning Committee have resolved to grant permission on many of the sites already and advanced preparation for building has commenced on a number of them. This is ahead of the Publication Plan being approved.
- Other Developers have been claiming their sites fit well within HA1. This has resulted in the Council adjusting the boundaries of HA1 to accommodate them. Turning what was designated as Countryside into land for development in the process. A power shift towards the Developers it would seem. The Council is willing to listen to Developers but not to the residents of the Borough.

#### **Matters of Legal Compliance - Habitats Directive and biodiversity**

- The Habitats Directive Strategic Policy NE1 requires designated sites be protected and ENHANCED. The Publication Plan Para 9.51 states that the Council as the Local Planning Authority is (merely) aspiring to Nitrate Neutrality. On page 247, Para 9.54 it is indicated that proposals for development should provide a net REDUCTION in eutrophication for the designated sites in an unfavourable condition so as to restore conditions to favourable. Nowhere does the authority require ENHANCEMENT.
- Para 9.50 (NE4) of the Publication Plan confirms the lesser requirement by stating that permissions will be granted when the integrity of designated sites is maintained. No IMPROVEMENT is required for permission to be granted.
- Policy D4 states that the Council will only "**seek** to improve water quality".
- It is clear that the Local Planning Authority's watered down approach contravenes the Habitats Directive. Given the proximity of the SAC and RAMSAR protected sites to the proposed developments in the Borough (particularly to the Western Wards and HA1 sites) it is not clear how any development could be considered without negatively impacting the protected sites.
- Based on the proximity of the Western Wards and HA1 to the protected sites the deliverability of the proposed developments whilst properly satisfying the Habitats Directive is questionable.

- all the Developments in the Western Wards and HA1 are obtaining nitrate neutrality by purchasing “nitrate credits” from a site on the Isle of Wight owned by the Hants and Isle of Wight Trust which is being re-wilded. (A process that is going to take approximately over ten years). Therefore the protected sites will obtain no benefit from the so called nitrate neutrality of the developments. With this third party approach, water quality in the Solent will not be improved and the designated sites condition (currently unfavourable) cannot be maintained or improved. The approach is flawed.
- Habitats Regulation Assessment. Natural England advise that it is the responsibility of the Local Planning Authority to fulfil it’s legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). This surely cannot be achieved by buying nitrate credits from the Isle of Wight. to offset the harmful nutrients generated by residential developments in, say, HA1.
- Given the above legal responsibility, The “Introduction” in Para 1.45 surprisingly does not make any mention of the protected sites in and around the Solent.
- in May 2021 in the High Court the judge stated that the Natural England advice note will need to be reviewed in the light of his judgement. He added the judgement should not be interpreted as giving the advice note a clean bill of health. Thus, the Local Planning Authority is not complying with something that is of itself not advice that is robust enough.
- Strategic Policies NE1 and NE2. Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea for a number of years. This is despite having protected designated sites in our waters which skirt the whole of Fareham Borough Council. This policy of Southern Water’s was discovered as part of the Environment Agency’s largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this is addressed the unfavourable condition of the Solent and in particular the protected designated sites cannot be improved.
- The Borough does not have the sewage treatment capacity to cope with all the new building developments. The Solent SAC, SPA and RAMSAR cannot be protected and their quality improved until the capacity for the treatment of raw sewage is addressed. This issue is not dealt with in this Publication Plan but it is absolutely key to resolve sewage treatment before any building should go ahead.

## White, Lauren

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**From:** David Rowles <[REDACTED]>  
**Sent:** 01 July 2021 13:51  
**To:** Consultation  
**Subject:** HA52- Land west of Dore Avenue, Portchester

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

We have today received Fareham Today Local Plan Special and we are shocked and dismayed to see your revised plan, that bears a deadline for comment of 31st July 2021, and then only comments against 3 specific areas. This is wholly unacceptable.

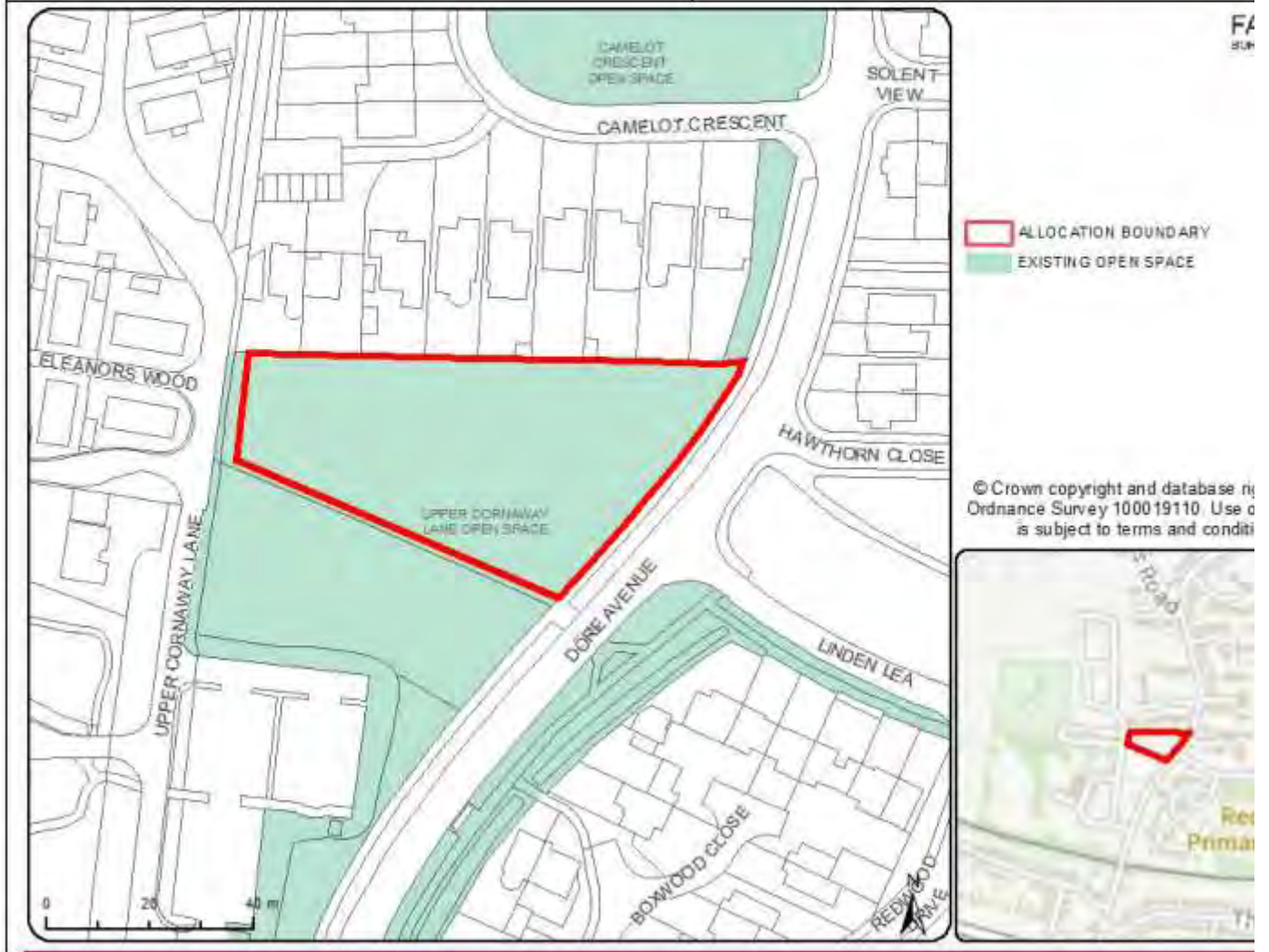
We were fully appraised on your 2020 plan and, we can appreciate that due to government changes a revised plan has been necessary however, to impose this revised plan with a limiting deadline, under restricted engagement is totally undemocratic. It appears that there is nothing that can be done by way of consultation and engagement therefore, as stated on the front of Fareham Today Local Plan Special, we would like to 'Have our say'.

We are unreservedly opposed to HA52- Land west of Dore Avenue, Portchester which is adjacent to our property for the following reasons:

1. Our perception is that the proposed HA52 development is being stealthy introduced to avoid consultation.
2. We purchased our property 10 years ago loving the fact that we enjoyed space to 3 aspects and enjoying the tree line at the rear of our property. I believe that the proposed HA52 development would negatively impact the value of our property.
3. The proposed HA52 development will remove a vital wild meadow area that is enjoyed by walkers and is the habitat of numerous species.
4. During this critical battle against global warming, the last thing we should be considering is the felling of trees.



<b><u>Housing Allocation Policy: HA52</u></b>	<b><u>SHELAA Reference: 3254</u></b>
<b><u>Name: Land west of Dore Avenue, Portchester</u></b>	<b><u>Allocation Use: Residential, affordable housing</u></b>
<b><u>Location: Portchester West</u></b>	<b><u>Indicative Yield: 12 dwellings</u></b>
<b><u>Size: 0.30ha</u></b>	<b><u>Planning Status as at 1<sup>st</sup> April 2021</u></b>



Please reconsider the proposed HA52 development and at the very least, provide some consultation on how the development will complement the current environment, how road access will be achieved and how the trees will be integrated.

Many thanks.

Regards,  
David Rowles MBE JP





29<sup>th</sup> July 2021

Mrs Anne-Marie Burdfield

16 Farnborough Road, Farnborough, Hampshire, GU14 6DY

Here are my responses to The Local Plan.

**Fareham Borough Council Local Plan.**

- Firstly I find that the consultation is not user friendly for the following reasons:  
The fact that one is supposed to download a form for each point that one wants to comment on.
- When scrolling through the document it takes time for the page to load as one moves back and forth around the document to find various points and cross refer. In the end I found it very difficult to find all the points I wanted and therefore my numbering may not be accurate. VERY FRUSTRATING!
- It is extremely time consuming to read through all the points, get used to the planning terminology and then make a coherent comment. I know what I want to say but apparently if I do not follow the strict criteria set out by the government planning officer my comments would not be considered.
- Many people will just not have the time to go through such a process and therefore this will limit response and will not fully reflect opinions and concerns. It is a waste of time and money to ask residents to go through the charade of asking them to comment on the Local Plan if, in order to do so one must go through a complex, time consuming, bureaucratic process. This is another way in which residents' views are stifled.. This in itself does not fit with the criteria **Reg 19 Statement of consultation.**

(In recent years locals in Warsash for example have provided community-generated evidence to FBC regarding The Local Plan particularly around HAI but this evidence has not been listened to/considered fairly and seems to carry less weight than that provided by the developers consultants.)

I would ask the Planning officer to consider if the tests of compliance have been truly met.

1. Is the Plan Legally Compliant: Does it meet the legal requirements for plan-making, as set out by planning laws?
2. Is the Plan Sound: Has it been positively prepared? Is it justified, effective, and consistent with national policy?
3. Does the Plan Comply with the Duty to Co-operate: Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies in the creation of the Plan?

While I have looked at the plan as a whole, I do not have the time to comment on every aspect therefore I have commented mainly on the **HAI** developments

**Housing Need and Supply P52-57 HAI Housing Allocation Policy:**

SHELAA Reference: 3126

(incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)

Name: North and South of Greenaway Lane

Location: Warsash

Indicative Yield: 824 dwellings

I am concerned that the cumulative effect of these 824 has not been properly considered.

There has been so much building in Warsash and the Western Wards over the past decades. The area encompassing HAI is the last substantial area of land in Warsash that has not been built on. The impact of these 824 houses (not including other developments in Warsash) will have a significant impact on local infrastructure, roads, transport, doctors, schools, air quality, wildlife.

Additionally Those sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1 which is misleading and therefore makes the plan unsound.

### **Housing Allocations HAI**

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). This makes me wonder how sound the environmental impact assessments were and whether another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is **contrary to Design Policy D3 para 11.44 which states "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"**. This is very misleading for the public who are trying to establish the impact of this plan on their community.

### **Habitats Directive and Biodiversity**

**Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4.** The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Additionally, I am concerned that landowners are playing a highly strategic game using nitrate neutrality criteria from Natural England to help push through their plans. For example putting a couple of horses on their land so that they could show the land had been used for grazing and that would give evidence of nitrate impact from the horses. This evidence then being used to show that housing would have a lower nitrate impact. It seems that it is possible for developers to use agricultural purpose in a disingenuous manner, something that I hope that planners will consider and look out for.

I also hope that when mitigation of nitrates (as well as rewilding projects) are planned, that due consideration be made into considering, that schemes such as the Hampshire and Isle of Wight Wildlife Trust (HIWWT) at Little Duxmore Farm, are long term projects with no quick fixes for wildlife or nitrate reduction. It is important for all involved to be realistic. For example, even on sandy soil on the coast I am told by a member of HIWWT staff, that it will probably take a few years to clear nitrates at Little Duxmore and not a few hours as some local commentators have mentioned.

**Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity,**

**where possible.**" Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

**I am concerned that despite claims on plans for HAI developments,** much needed wildlife corridors that allow animals to travel between locations will be almost gone. While the developers will say that they have made provision to allow strips of land to allow small mammals and reptiles to move from place to place, this will not be sufficient for the local deer population at HA1. I live a short walk from Greenaway Lane and witness on deer on a daily basis who use the green spaces in the FBC plan Greenaway Lane zone, as a way to move between the Warsash Common, the Hamble shore and Holly Hill Woods. My concern is that the cumulative effect of the proposed 824 houses surrounding Greenaway Lane would lead to habitats and wildlife being impacted negatively, reducing the effectiveness of wildlife corridors. This could lead to a decline in genetic diversity over time, if animals cannot move to and from this and other sites. I am concerned that deer will not be able to travel safely from place to place to look for food.

**As wildlife corridors diminish for deer there could potentially be an increased risk of road traffic accidents involving them, as they try to cross roads when they cannot find safe spaces to move from habitat to habitat. Roads will become busier as the local human population increases. This could lead to both deer and human casualties.**

Habitat loss Proposals are bound to result in a high degree of disturbance on the HAI sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but this may cause compete with existing populations. Additional buzzards, owls and kestrels that are regularly seen hunting in this area will see an impact on their food source.

CO2 and climate change The UK Government have committed to reducing CO2 due to the climate change crisis. It is important that the national and local government are honest about time scales for example: if new tree planting is planned to mitigate for those lost, it takes decades before we see the effect of carbon capture. I wonder about what provision will be planned to reduce the carbon footprint of the buildings planned? Proposals are bound to result in a high degree of disturbance on this and other local sites as well as loss of habitat. I am aware that some species e.g. slow worm may be moved to other locations but does this take account that this may compete with existing populations?

**Strategic policies NE1 and NE2.** Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable

## Test of Soundness

### Settlement Definition

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is highly worrying and I wonder how ethical this is.

### Infrastructure

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Pedestrian/cyclist safety While individual developers at HA1 sites propose provision for footpaths and cycle ways, I am concerned about the safety of cyclists and pedestrians once leaving the development. There are no pathways on Greenaway Lane and the increase of traffic from this and the other proposed developments puts to question safety.

Transport – I have read that Fareham is one of the most car dependent towns in the UK. I live in the Western Wards area which from my experience is highly car dependent. (Close to me there are a number of 5 car households). Public transport has been cut over the years, which in turn forces people to use cars. How will emissions be significantly cut bearing the above in mind

## **Occupancy Rates**

**Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations.** It seems that the Local Plan is contradictory it is stated that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements, which is very confusing.

I have seen one of the local planning applications state that occupancy of planned 5 bedroomed 3 bathroom house on land adjacent to Greenaway Lane at HAI as having 2.4 occupancy which I found unbelievable. It seems obvious that the size of the house indicates a large family home with at least 4 people living there. This has implications when calculating nitrates, CO2 emissions etc.

## **Carbon Reduction**

**Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets,** it is of great concern that there is scant consideration of the cumulative effect of the HAI developments, that the plan refers to individual developments power generation but does not give detail of what targets they should achieve above Building Regulations and therefore it the plan is sketchy. When climate change is such an enormous threat to our planet there is no room for being vague or leaving things up to individuals.

**Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure** but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of **SAP10 which although not yet within building regulations, should be adhered to.**

**All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency.** CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

## **Healthcare**

**Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision ( critical prioritisation)** through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring around an additional 830 dwellings.

**Respondent: Mr Christopher Chowns (227-441545)**

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

**Please provide details you have to support your answers a...**

The strategic transport modelling is based on a 2017 assessment. In transport terms modelling more than a couple of years olds in considered out off dates. Given the shift to homeworking, which is likely to continue and become a permanent feature of peoples work lift balance, more workings could shift away from public transport season tickets and shift to driving into work a couple of days away. The resultant change in travel patterns arising from Covid need to be explore and the strategic model update to reflect the new reality. This may just mean undertaking additional or new stress tests to ensure the model is still relevant. Outcome of any stress tests could inform both employment and housing site allocations and the overall quantum of development and need for public realm mitigation. In addition, the pandemic has clearly accelerated a number of trends, in particular the shift to more home delivery and other on demand services. This is particularly relevant in respect to the mix of planned residential, retail and leisure development, its location and density e.g. it is unlikely the retail units/need in the Fareham centre will recover in the immediate future. The look and feel of the centre regeneration needs to change accordingly to encourage regeneration Significantly upping the quantum of housing to say 5 - 6 storey builds in the centre, perhaps with a landmark building could remove or reduce reliance on small green infill sites to meet social housing needs and safeguard locally important habitat, which is important to the wellbeing on local residents and retaining strong community identity.

**What modification(s) is necessary to make the Revised Pub...**

The strategic transport model needs to be updated to take account of new working and movements patterns. The quantum of development in the Fareham Centre development area needs to be revisited with an aim of increasing the number of dwelling proposed.

**How would the modification(s) you propose make the Revise...**

The above modification/updates would improve the reliability of the assumptions for site allocations

**Your suggested revised wording of any policy or text:**

The Council should develop a master plan for Fareham centre to inform site allocations within the area

**If your representation is seeking a modification to the P...**

No, I don't want to take part in a hearing session

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*Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ

*Enquiries to* Neil Massie

*My reference* FBCLPReg19

*Direct Line*

*Your reference* Reg19Consultation

*Date* 29 July 2021

*Email*

Sent by email to: [PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)

**For the attention of Gayle Wootton**

Dear Sir,

Thank you for consulting the County Council on the Revised Publication Local Plan (Regulation 19 consultation). This response is provided in the County Council's capacity as the local highway authority, local education authority, lead local flood authority and the minerals and waste planning authority.

### **Local Highway Authority**

The County Council is the local highway authority (LHA) for all roads in Hampshire, except for motorways and trunk roads, and this response is concerned with the potential highway and transportation impacts of the land use proposals set out by the Borough Council on the local road network. The County Council's primary concern as local highway authority is the efficient use, management and maintenance of the local highway network. Ensuring that all new development mitigates its impact on the Hampshire network is the function of the local highway authority.

The LHA submitted comments in December 2017 and February 2020 in response to the Draft Local Plan Regulation 18 consultations, and more recently in December 2020 in response to the Regulation 19 consultation. These comments remain valid and should be considered in conjunction with this response.

**Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI**



The LHA's comments in response to the changes proposed in the Revised Publication Local Plan (June 2021) are set out below.

## Transport Assessment

The strategic transport assessment (TA) evidence base for this consultation is the September 2020 version submitted as part of the evidence base for the Publication Plan consultation in November 2020. Before the publication of the TA there were several changes to the growth scenarios which have resulted in alterations to the number and location of the development sites. These changes are reflected in the previous consultations on the draft local plan.

The SRTM Modelling report (May 2020) and TA use the growth scenario and housing number of 12,169 dwellings which includes the two proposed Strategic Growth Areas (SGAs). This housing number with the SGA proposals represents the growth scenario with the highest housing number and was not proposed in any of the versions of the draft local plan. The growth scenario in the Publication Plan (2020) represents the lowest housing number of 8,389 dwellings. Whereas the growth scenario in this Revised Publication Plan (2021) is 10,594 dwellings.

The SRTM modelling report (May 2020) sets out the Baseline, the Do Minimum (with local plan development) scenario and the Do Something (with mitigation) model runs. As the proposed Strategic Growth Areas were included in the Do Minimum scenario the strategic modelling used a higher housing number than is currently proposed in the June 2021 Revised Publication Plan. A Technical Note (2021) in support of the Revised Publication Plan was produced to provide a high-level assessment of the potential differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. The report concludes in paragraph 4.1.2 that *'Given the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation.'* The report also concedes that *'There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this.'*

The LHA would have preferred to see the results of an additional strategic model run which more accurately assessed the differences between the development scenario modelled in the TA and the development scenario within the Revised Publication Plan. In the absence of such evidence the LHA is unable to form an "evidence led" view of the likely impact of the development scenario presented in the Revised Publication Plan.

The LHA notes that the Revised Publication Local Plan reduces the overall amount of housing development compared to the development scenario in the TA. The reduction is principally as a result of the removal of the formerly proposed SGAs although the level of reduction is offset by new site allocations (e.g. west of Down End and south of Longfield Avenue) and by increases in proposed allocations at a number of other sites

(e.g. Fareham town centre). This means the revised development proposals represent a different development scenario to that tested under the TA. The LHA note that there is no updated evidence to show the impact on the highway network of the development scenario presented in the Revised Publication Local Plan. The consequence of this is that localised impacts of development subject to the plan revisions have not been fully tested. Whilst the LHA do not contend that this makes the plan invalid or undeliverable it will mean there is a risk that some transport issues and the need for additional mitigation will be identified in latter stages of the plan making process and through site specific transport assessments.

## **Development strategy**

The LHA acknowledges that the Revised Publication Local Plan proposes a higher housing need than in the previous draft Publication Plan. This higher housing need is in response to a higher level of housing growth proposed by Government in December 2020. The consequence of a higher housing need is a change to the development strategy with the inclusion of new housing sites and increases in proposed allocations at several other sites.

### South of Fareham Strategic Growth Area

The LHA previously submitted an objection (Regulation 18 consultation in Feb 2020) to the principle of the designation of a South Fareham SGA and the possible detrimental impact on Stubbington bypass resulting from development in the SGA. The Revised Publication Plan proposes a new development strategy which replaces the South of Fareham SGA with two new allocations (HA54 and HA55). The two allocations (HA54 and HA55) are proposed as extensions to the urban area with no direct access on to Stubbington bypass.

The LHA supports the removal of the SGA which straddled Stubbington Bypass and supports new policy HA55e for Land South of Longfield Avenue which states the site should have 'no direct access onto the Stubbington bypass'. This allocation focuses development with access to the north towards Fareham and existing transport and community facilities which will reduce the potential impact on the local highway network around Stubbington. For these reasons the LHA removes the previous objection to the SGA and is content with the change in the development strategy and new policy wording.

However, through the next stages of the plan making process and site-specific transport assessments the LHA will need to be reassured that the edge of town allocations HA54 and HA55 will not impact the local highway network including Stubbington Bypass and that any impact on the network can be adequately mitigated. In this way the LHA will be able to make an informed and evidence-led decision on the scale of impact on Stubbington Bypass.

## Edge of town sites replacing Strategic Growth Areas

The LHA acknowledges that the SGAs (totalling 2,150 houses) have been replaced with 3 new housing site allocations on the edge of the built-up areas (totalling 1,980 houses). In the case of the North of Fareham SGA this has in effect been replaced with a new allocation HA56 Downend Road West which together with the existing HA4 Downend Road East allocation (of 350 houses) totals 900 houses. The South of Fareham SGA has been replaced with new allocations HA55 South of Longfield Avenue on the southern edge of Fareham and HA54 East of Crofton Cemetery on the northern edge of Stubbington which together total 1,430 houses.

This development strategy assumes that the new allocations on the edge of town will have easy access to existing facilities with the opportunity to use sustainable and active travel modes. To achieve this aspiration requires a master-planning approach to the individual sites which considers the location of existing facilities and the integration of existing non-car infrastructure (e.g. bus/cycle/pedestrian routes) with the new on-site infrastructure in order to improve accessibility for all and provide travel choice without the need to use the car. This is the opportunity to provide good quality cycle infrastructure which encourages cycling for the short trips which would otherwise be made by car.

Site-specific TAs will be required at the planning application stage to fully assess the impact of the edge of town development sites and to apply the sequential approach to assessing the mitigation measures required starting with active travel and public transport options before considering highway capacity options as set out in amended policy TIN2 Highway Safety and road network.

## **Development allocations**

### **HA54 Land east of Crofton cemetery**

This is a new housing site allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas. The HA54 policy text is vague and does not mention the requirement for cycle and walking connections to the site.

The LHA recommend that new policy text is added to specifically refer to the requirement: for walking and cycling routes from the site to existing local shops, Fareham and Stubbington village.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **HA55 Land south of Longfield avenue**

This is a new housing allocation which previously formed part of the South of Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The HA55f text for walking and cycling provision in policy is unclear and muddled and does not refer to the cycle routes. The LHA recommend that new policy text is added to specifically refer to: the provision of cycle routes from the site to key destinations including the existing local shops, Fareham railway station and Stubbington village.

The LHA recommends that HA55j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport and ensure the site can be accessed by non-car modes.

## **HA56 Land west of Downend**

This is a new housing site allocation which previously formed part of the North Fareham SGA. There is no evidence that the site can be easily accessed by sustainable transport modes or that there is the opportunity to provide good walking and cycling routes from the site to the existing urban areas.

The LHA recommends that HA56j policy text needs to include the following additional text: off-site highway improvement works and contributions to the A27 transport corridor for walking, cycling and public transport schemes.

Additionally, the LHA recommend the addition of new policy text to refer to Policy TIN1 sustainable transport to ensure the site can be accessed by non-car modes.

## **Policy TIN1 sustainable transport**

The LHA supports the amendments to this policy. In addition, the LHA recommend that the supporting text should add that: new cycle routes within and off-site should comply with the latest DfT cycle design guidance LTN 1/20 and should include improvements to existing cycle routes where the existing provision is substandard.

## **TIN2 Highway Safety and road network**

The LHA supports the policy amendment and supporting text to reflect the sequential approach to assessing the mitigation measures required for a development site.

This sequential approach should also be applied to the highway mitigation schemes identified in the TA and listed in paragraph 10.15. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the Government's new policy agenda on decarbonising transport and the County Council's emerging Local Transport Plan 4.

The LHA supports the amendment to paragraph 10.16 which recognises that the Parkway/Leafy Lane junction identified in the Strategic Transport Assessment does not warrant a mitigation scheme for increased junction capacity but a scheme more in line with its traffic management role in a residential area.

### **Bus Rapid Transit - Policy TIN3 Safeguarded Routes**

The LHA supports the new supporting text in paragraph 10.24 which now refers to the future extensions of the SEHRT.

### **Climate and Air quality**

In view of the newly released government Transport decarbonisation plan (14 July 2021) and the emerging Hampshire Local Transport Plan 4 the LHA wishes to be reassured that Fareham Borough Council is satisfied that the Revised Publication Plan goes far enough in supporting the Government and County Council's policies on climate change that have been announced during the local plan preparation process.

This is in respect of Hampshire County Council's adopted climate change strategy (July 2020) and targets to be carbon neutral by 2050 and resilient to a two degree rise in temperature. For Hampshire to meet these targets, which are in line with Government legal requirements, land-use planning and transport policies at the local district level need to play a strong role and are likely to be most effective at the plan making stage.

The Revised Publication Plan identifies road transport emissions as the main source of air pollution therefore given the connection between road transport, local plan allocations, air quality and health, the LHA recommend that there needs to be cross-referencing on air quality within the Climate, Natural Environment and Transport chapters to reinforce the message.

### **Lead Local Flood Authority**

The County Council is pleased to note the inclusion of Strategic Policy number 11 which explains how the Fareham Borough Council plans to respond to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion. The County Council also notes that policies CC1 and CC2 which set out the use of Strategic Flood Risk Assessments, sequential testing, the use of green/blue infrastructure and Sustainable Drainage Systems. Additionally, the County Council notes that Flood Risk Maps have been consulted for each of the sites in the plan.

However, the Local Plan does not mention whether Hampshire County Council's Local Flood and Water Management Strategy has been consulted, and it would obviously be beneficial for the borough council to be aware of the Hampshire wide strategy for flood risk. The County Council would recommend that that the strategy be referenced in the local plan, with the suggested wording set out as follows: 'This policy has been written in line with the principles of the [Lead Local Flood Authority for Hampshire's Local Flood and Water Management Strategy](#).

### **Minerals and Waste Planning Authority**

The County Council is pleased to note the requirement for a Mineral Assessment as part of a development and employment site allocation has been included in the local plan. However, the County Council provides the following minor technical comment on the latest version of the Local Plan.

In relation to Policy E3: Swordfish Business Park, it has been identified that this particular site does not lie within Hampshire County Council's Minerals Consultation Area, and so neither a Mineral Assessment nor Mineral extraction need to be considered for development in this area, as noted under section m) of this policy.

The County Council however reaffirms that the other allocated employment site also on the Daedalus site, Policy E2: Faraday Business Park, is within Hampshire County Council's Minerals Consultation Area and so should keep its wording surrounding Mineral extraction, which has been added under section m) of this allocation.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact Neil Massie on 0370 779 2113 who provides the coordinating role for the County Council on Local Plan responses.

Yours faithfully,



Stuart Jarvis  
Director of Economy, Transport and Environment

**White, Lauren**

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**Subject:** FW: FBC Draft Local Plan (Publication Plan) - Comments

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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 29 July 2021 16:21  
**To:** Trott, Katherine <KaTrott@Fareham.gov.uk>  
**Subject:** Re: FBC Draft Local Plan (Publication Plan) - Comments

Thank you for your email Katherine.

Just to confirm that, as stated on original email, I **do not** wish to attend to participate in the examination process.

Regards,

Phil Hawkins.

On 29 Jul 2021, at 13:05, Trott, Katherine <[KaTrott@Fareham.gov.uk](mailto:KaTrott@Fareham.gov.uk)> wrote:

Dear Mr Hawkins

Thank you for submitting your comments for the Revised Publication Local Plan consultation.

The Planning Strategy team will include your comments as part of the submission to the independent Planning Inspector who will examine whether the plan is sound. This examination process is “in public”, you can attend the hearing sessions and put your points directly to the Inspector. This is your opportunity to tell us you want to do this. The Inspector will want to know why you are making the comment and whether you wish to see the plan changed in any way. By return of email please let us know whether you consider it necessary to participate in the examination process and why.

Remember that your comments on the Plan must refer to the changes that have been made since the last consultation and relate to the rules of:

- Soundness
- Legal compliance
- The duty to cooperate

Please [visit our website](#) for more information

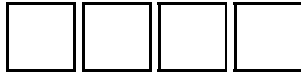
### **What happens next?**

The consultation closes on 30 July. Following collation of the feedback, we will be submitting the Local Plan to the Independent Planning Inspector for examination.

All of the consultation responses from this consultation will be forwarded, together with the Publication Plan and supporting evidence, to the Planning Inspector for consideration. The Council are not in control of the timings of the examination however it is estimated that it will take place over the winter/spring 2021/2022.

Kind regards

Katherine Trott  
Policy, Research and Engagement Officer  
Fareham Borough Council  
01329824580



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**From:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Sent:** 27 July 2021 08:57  
**To:** Eileen & Phil <[REDACTED]>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

Good Morning Mr Hawkins,

I can confirm we have safely received your consultation comments below.

I have forwarded your email onto the Consultation team and they will log your comments.

Kind regards

Lauren Keely  
Technical Officer (Strategy)  
Fareham Borough Council  
01329824601



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**From:** Eileen & Phil <[REDACTED]>  
**Sent:** 26 July 2021 16:30  
**To:** Planning Policy <[PlanningPolicy@fareham.gov.uk](mailto:PlanningPolicy@fareham.gov.uk)>  
**Subject:** FBC Draft Local Plan (Publication Plan) - Comments

26th July 2021

As per my telephone conversation with Mr. Peter Drake of the FBC Planning Department, I am listing my comments on the Draft Local Plan below, as the online documentation does not allow me to include all of my comments due to the limit on the number of 'characters' within the form.

I would appreciate confirmation of safe receipt.

Please note that I do not wish to attend a Hearing.

Thank you.

Mr. Phillip Hawkins





## **MATTERS OF LEGAL COMPLIANCE - Community Involvement**

### **May 2021: Residents challenged Fareham Borough Council in the High Court:**

The case was won, with the Judge confirming: (1) that Fareham Borough Council had acted unlawfully and unfairly towards the residents; that their evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council and (2) that FBC Planning Committee failed to grapple with residents' request for a deferral. He (the Judge) stated the judgement needs to be shared with everyone concerned within the Council in this case, as there are lessons to be learnt from this. Although residents are being consulted, this publication plan is another example of *their views being ignored*.

Reg 19 Statement of consultation: Since 2017 residents' concerns have been disregarded despite protest marches, group representation regarding residents objections, i.e residents petitioned against the various versions of draft plans. However, despite exceeding the required number of signatures needed to activate a full Council meeting debate, no debate was undertaken, even after a challenge was raised to the Council's Scrutiny Board. No petition debate has taken place to date on this or previous plan versions. *Residents were disregarded*.

It is an unfair bias that community identified evidence carries less importance than that provided by developers' consultants. For example - regarding previous use of land in Nitrate budget calculations. - As well as with traffic survey results captured by residents and community speed recording teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate". This is misleading and unclear to members of the public wishing to provide their own opinions.

This publication plan contains several errors:

There are sites **missing** from page 74 of the SHELAA page 52 of the plan.

**Crucially** sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for us the public who, are trying to establish the impact of this plan on our community.

**These type of errors contained in the plan confirm that it is unsound.**

## **MATTERS OF LEGAL COMPLIANCE - Housing Allocations**

The total of new homes put forward for specific sites across the Borough (this is not including Welborne) to 2037 is 5,946. This is an unfair and unacceptable distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of the total amount, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no integrated "Masterplan" for HA1, with all developers working completely independently of one another. In order to show the true impact of the cumulative effect of HA1, a further environmental impact assessment must be undertaken.

Developers have taken advantage of the Local Planning Authorities's (LPAs) decision to propose HA1 within (the now obsolete) 2017 Plan and have submitted applications that the LPA have decided to grant permission on the Publication Plan. Others claiming their sites fit well with HA1 which has now resulted in boundaries of HA1 being adjusted to accommodate them. This seems to indicate an inappropriate power-shift toward developers.

## **MATTERS OF LEGAL COMPLIANCE - Habitats and Directive Biodiversity**

Para 9.51: Taking into consideration that LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites to be protected and **enhanced**. Page 247 Para 9.54 indicates that proposals for development should provide **anet REDUCTION** in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable. However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word **IMPROVED** has been deleted. Policy D4 claims the Council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. I cannot understand how this development could be contemplated within Fareham Borough without negatively impacting the SAC and RAMSAR sites. Based on proximity alone, this would invalidate the delivery/expectations of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust **stated the wording needed to be changed to be consistent with the wording used in National Policy**. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the Policy seeks to enhance and reconnect ecological networks where they have been compromised.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development has been mitigated (rather than compensated). In May 2021 a High Court Judge stated the Natural England Advice Note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

**'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.**

Strategic policies NE1 and NE2: Regardless of having protected designated sites in our waters which go around the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for **deliberately dumping billions of litres of raw sewage into the sea**. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be undeliverable.

### **TEST OF SOUNDNESS - Settlement Definition**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development.

Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles.

The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a Flagrant move by the Council, to suit its own objectives.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land.

Also, Policy HP1 requires the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 for that reason it seems the "convenient" alternative was for FBC to redraw the urban boundary!

### **TEST OF SOUNDNESS - Infrastructure**

Policy HP4 (Para 5.24 HA1 fails to meet criteria e) as the proposal would clearly have unacceptable environmental, amenity/facility and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, (Warsash's oldest and well loved Lane) the Plan proposes for up to 140 dwellings to use this as access through a widening of the lane. This will result in a considerable negative impact on the character of the lane and will adversely affect the safety of pedestrians. This is a used dog walking area/general walking area/cycling route and is also the route used for many children to get to school. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and Lockwood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots and is all together unacceptable.

Para 10.15 Transport Plan: This does not include an analysis of streets where the majority of the houses are proposed. **Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment?** Using an average of two cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared.

Para 10.14 refers to the Local Plan Strategic Transport Assessment. Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the Plan is therefore deliverable and sound from a transport perspective." **NOTE:** This statement does not include the area HA1, of the local plan with **830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.**

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches". These have not been included in the Masterplan

### **TEST OF SOUNDNESS - Housing Needs Methodology**

Para 4.2 describes the methodology used to calculate Fareham's housing need.

**This methodology is premature and risky until we know the government's response to the Planning White Paper 'Planning for the Future'.**

The previous version of the Publication Plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it. There must be lessons to be learnt here ?

### **TEST OF SOUNDNESS - Occupancy Rates**

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4 - 6. The claims in the Publication Plan are therefore not reflected in the Council's own proposals and requirements.

### **TEST OF SOUNDNESS - Carbon Reduction**

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but

**NO targets have been set.** The Plan simply refers to individual developments power generation, rather than what each should deliver over and above Building Regulations requirements. On this basis the plan is not acceptable.

Para 11.35: The Council will support applications where development exceeds Building Regulations: Again no percentage target has been set. The Plan is therefore not sound regarding carbon emissions reduction in the Borough.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. **These requirements should be made clear to all applicants for planning approval.**

### **TEST OF SOUNDNESS - Education**

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022, whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

### **TEST OF SOUNDNESS - Healthcare**

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards, but neither of HA1 Warsash Practices have scope to expand, so wouldn't cope with a growth list. The Plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is unsatisfactory and not a sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.

### **COMPLIANCE WITH DUTY OF CARE TO COOPERATE - Housing Need Methodology**

Para 4.6: In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Borough Council is taking a risk as we await the government's response to last years consultation on the Planning White Paper, "Planning for the Future", which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

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## Technical Note 04

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Project:	<b>Highways England Spatial Planning Arrangement 2016-2024</b>	Job No:	<b>60659714 / SF001.005</b>
Subject:	<b>Fareham Revised Publication Draft Local Plan 2037 and Supporting Documents Review</b>		
Prepared by:	<b>Kimberley Pettingill</b>	Date:	<b>21<sup>st</sup> July 2021</b>
Checked by:	<b>Andrew Cuthbert</b>	Date:	<b>22<sup>nd</sup> July 2021</b>
Verified by:	<b>Liz Judson</b>	Date:	<b>22<sup>nd</sup> July 2021</b>
Approved by:	<b>Andrew Cuthbert</b>	Date:	<b>23<sup>rd</sup> July 2021</b>

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### Executive Summary

Following a review of the Revised Regulation 19 Fareham Publication Draft Local Plan 2037 and documents prepared in support of the 2037 Fareham Local Plan, AECOM make the following recommendations.

#### Recommendations regarded as critical to the acceptability of the forthcoming Local Plan

None

#### Recommendations regarded as important but not critical to the acceptability of the forthcoming Local Plan

1. Clarification should be sought with regards to the housing figures used within the SRTM model (for both the 2036 baseline, and 2036 Do Minimum scenarios). (para 5.12).
2. The SRTM modelling should be updated to reflect the level of anticipated employment growth identified within the revised PLP. (para 5.14).

**AECOM advise Highways England to formally raise the concerns highlighted in this note in the consultation response to the Revised Fareham Publication Draft Local Plan 2037 Draft Transport Strategy and to continue to work with Fareham Borough Council and the other stakeholders to resolve the issues identified.**

# Technical Note 04

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## 1. Introduction

- 1.1. This Technical Note (TN) documents a review, carried out by AECOM on behalf of Highways England, of the Revised Regulation 19 Fareham Publication Local Plan (the PLP). The purpose of this review is to understand the impact of the proposed Local Plan site allocations within Fareham on the Strategic Road Network (SRN) and to determine whether sufficient highway infrastructure and mitigation is proposed to accommodate the planned growth.
- 1.2. AECOM have previously undertaken four tasks in relation to the Fareham Local Plan with the initial work being reported in AECOM TN01 and TN02. TN02 documents AECOM's review of the Fareham Local Plan 2036 Supplement document, which set out the plan for future development within Fareham and was an extension of the 2017 Draft LP which had already been consulted on. Within the LP Supplement, the development strategy and housing sections of the 2036 plan had been updated to reflect the increased housing requirements for Fareham. The work reported in Briefing Note BN03 reported on the responses received from the Local Planning Authority and their Consultants to the issues raised in TN02. The most recent work reported in TN03 was a review of the previous (since revised) Regulation 19 Fareham Publication Local Plan whereby AECOM determined that the LP had changed since the previous AECOM review and assessed whether the amendments were likely to have a detrimental impact on the SRN.
- 1.3. The purpose of this review is therefore to determine what has changed within the revised PLP since the last AECOM review (presented in TN03), and to assess whether any of the amendments are likely to have a detrimental impact on the SRN .
- 1.4. The documents, issued by Fareham Borough Council (FBC) for consultation under Regulation 19 (Town and Country Planning Regulations 2012) and included in this review are as follows:
  - Fareham Publication Local Plan 2037 Revised;
  - Revised Publication Plan Technical Transport Note (June 2021); and
  - Highways Technical Support for Local Plan Downend Sites (June 2021).
- 1.5. It is noted that the following documents have not been updated since AECOM's previous review, and therefore a detailed review has not been undertaken. However AECOM have undertaken a high-level review of these documents in light of the changes within the most recent Local Plan:
  - Infrastructure Delivery Plan 2020;
  - Strategic Transport Assessment (Atkins, September 2020) and supporting appendices; and
  - Strategic Transport Assessment SRTM Modelling Report (Systra, August 2020).
- 1.6. The PLP contains strategic priorities, policies and allocations which aim to achieve sustainable development in the Borough, whilst also identifying and protecting its valued assets. The PLP sets out what the Council considers are the opportunities for development and policies on what will or 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.
- 1.7. The IDP is a supporting document to the PLP. It outlines the existing and planned infrastructure improvements required to accommodate LP growth.
- 1.8. The SRTM report forms part of the evidence base for the PLP, and informs the modelling section of the Strategic Transport Assessment (STA). AECOM have previously reviewed, on behalf of Highways England, both the initial version of the SRTM report (issued July 2019) and the updated version (issued in January 2020). These reviews are reported in our TN01, TN02 and BN03, dated October 2019, February 2020 and April 2020, respectively. Within these reports AECOM made a number of recommendations for additional assessment to be carried out to support the LP.

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- 1.9. AECOM will undertake a general high level overview of the Revised Publication Draft of the Local Plan (and relevant supporting documents) to determine what has been amended since the previous review and that nothing significant has been introduced that would be a threat to the SRN.
- 1.10. AECOM will review the latest LP consultation documents listed above against our previous recommendations from TN01, TN02, BN01, and TN03 to determine whether these have been addressed. This TN04 will highlight any potential points of concern to Highways England and advise whether it would be appropriate to make any representations to the consultation documents, with a view to protecting the safe and reliable operation of the SRN.
- 1.11. The revised PLP represents the 'Publication' stage of the Local Plan process. It is the result of updating and merging the Regulation 18 Draft Local Plan and Supplement taking into account the changes to national policy and guidance as well as comments received during the consultation exercises. This is the final stage before the Local Plan is submitted to the Secretary of State for independent examination. This Regulation 19 Local Plan consultation period is open until **Friday 30<sup>th</sup> July 2021**.
- 1.12. For ease of reference, AECOM's main comments and recommendations are presented in bold and underlined text throughout the note. Recommendations regarded as critical to the acceptability of the PLP are coloured **red**. Recommendations regarded as important but not critical to the acceptability of the PLP are highlighted in **amber**.

## 2. Background

- 2.1. Fareham Borough Council is the Local Planning Authority for a significant area within South Hampshire between the cities of Southampton and Portsmouth.
- 2.2. The development strategy proposed by the Revised Local Plan includes:
- Provision for at least 9,556 new residential dwellings and 121,964m<sup>2</sup> of new employment floorspace (the previous PLP proposed a minimum of 7,295 houses and 104,000m<sup>2</sup> employment floorspace);
  - The strategic employment site at Daedalus (Solent Enterprise Zone) to deliver an additional 77,200m<sup>2</sup> of employment floorspace over and above that already planned for;
  - Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least 961 dwellings as part of a wider regeneration strategy (the previous PLP proposed 428 dwellings); and
  - 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.
- 2.3. Fareham is served by the M27 Motorway, with M27 Junctions 9, 10 and 11 lying within the Borough. Highways England are therefore concerned with the impact of planned growth on the safe and free-flow of traffic using the M27 and whether sufficient infrastructure and mitigation is proposed to accommodate this growth.
- 2.4. The Fareham PLP consultation documents (listed in para 1.4 of this TN) have been reviewed in the context of DfT Circular 02/2013 and Highways England's 'Planning for the Future' guidance, which provides an outline of matters that will be considered when Highways England are engaged in the local plan process. It states that Highways England will "*seek to provide a recommendation as to the soundness of proposed policies and proposals in relation to their interaction with the SRN*".

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## 3. Revised Publication Local Plan 2037

3.1. FBC's current adopted local plan comprises three parts as follows:

- Local Plan Part 1 (LP1) Core Strategy (adopted in August 2011);
- Local Plan Part 2 (LP2) Development Sites & Policies (adopted in June 2015); and
- Local Plan Part 3 (LP3) The Welborne Plan (adopted in June 2015).

3.2. The Fareham Local Plan 2037 will formally replace the adopted LP1 and LP2. Local Plan Part 3: 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.

3.3. The Fareham Local Plan proposed plan period will cover a minimum of fifteen years from the date of adoption, which is anticipated to take place in 2022, the period will therefore extend to 2037. This period differs from that stated in earlier drafts (2020 to 2036) and has been reflected in the plan name which has changed from Fareham Local Plan 2036 to Fareham Local Plan 2037.

3.4. Since the publication of the previous PLP and most recent AECOM review (reported within TN03), the Government released its response to the August 2020 'Planning for the right homes in the right places' 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". 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 have led to the revised Publication Local Plan, which is the subject of this AECOM review.

3.5. The PLP also makes provision for an additional 900 dwellings (previous PLP, 847 dwellings) over the plan period, in order to contribute to neighbouring authority unmet housing needs (i.e. within Portsmouth City Council and Gosport Borough Council).

3.6. Policy H1 states that the Council will make provision for at least 9,560 new homes across the Borough during the Plan period of 2021-2037. Housing will be provided through:

- An estimated 869 homes on sites that already have planning permission;
- An estimated 4,184 homes on sites with resolutions to grant planning permission as of 01 April 2021, including at Welborne Garden Village;
- Approximately 3,358 homes on sites allocated in policies HA1, HA3, HA4, HA7, HA9-HA10, HA12, HA13, HA15, HA17, HA19, HA22-HA24, HA26-HA56;
- Approximately 959 homes on specified brownfield sites and/or regeneration opportunities in Fareham Town Centre, as identified in policies FTC3-9 and BL1;
- An estimated 1,224 homes delivered through unexpected (windfall) development.

3.7. The plan shows that there are sufficient sites to provide 10,594 new homes across Fareham between 2021 and 2037, which allows for an 11% contingency (over the minimum requirement) should delivery on some sites not match expectations.

3.8. The PLP previously reviewed by AECOM and reported in TN03, stated a requirement for a minimum of 403 dwellings per annum to be delivered over the 16 year plan period (totalling 6,448

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dwelling), with an additional 847 dwellings to contribute to unmet housing needs in neighbouring authorities. Therefore, the previous PLP identified the requirement for a minimum of 7,295 houses over the 16 year plan period. Policy H1 previously stated that the council would make provision for 8,389 new homes. This revised PLP identifies the requirement for a minimum of 9,556 new houses and proposes to make provision for 10,594 new homes. Therefore, this revised PLP includes the provision of an additional 2,205 new houses over the 16 year plan period.

- 3.9. The general locations of the areas proposed for growth are illustrated on Figure 3.1 of the PLP.
- 3.10. The proposed development sites and growth areas included within the revised PLP have been compared to those included within the previous PLP, and AECOM note that there are a number of differences, as outlined in further detail below.

### **Housing Allocation Policies**

- 3.11. A number of additional sites are included in the revised PLP that were not previously included within the previous PLP; these are listed below:
- FTC7: Land adjacent to Red Lion Hotel, Fareham (18 dwellings)
  - FTC8: 97-99 West Street, Fareham (9 dwellings)
  - FTC9: Portland Chambers, West Street, Fareham (6 dwellings)
  - HA46: 12 West Street, Portchester (8 dwellings)
  - HA47: 195-205 Segensworth Road, Titchfield (8 dwellings)
  - HA48: 76-80 Botley Road, Park Gate (18 dwellings)
  - HA49: Menin House, Privett Road, Fareham (50 dwellings (net yield 26))
  - HA50: Land north of Henry Cort Drive, Fareham (55 dwellings)
  - HA51: Redoubt Court, Fort Fareham Road (20 dwellings (net yield 12))
  - HA52: Land west of Dore Avenue, Portchester (12 dwellings)
  - HA53: Land at Rookery Avenue, Swanwick (6 dwellings)
  - HA54: Land east of Crofton Cemetery and west of Peak Lane (180 dwellings)
  - HA55: Land south of Longfield Avenue (1,250 dwellings)
  - HA56: Land west of Downend Road (550 dwellings)
  - BL1: Broad Location for Housing Growth (620 dwellings)
- 3.12. It is considered that site reference HA56 (Land west of Downend Road) would be of particular interest to Highways England due to the proposed scale of the development at each site, and the positioning of the site within the vicinity of M27 Junction 11. By contrast, site reference HA55, although it is larger, is more remote from the SRN and occupies part of an area previously identified as a 'Strategic Growth Area' and already accounted for in the modelling. Site BL1 is a site within the town centre and would comprise the re-development of a shopping centre and associated car parks and similar land uses.
- 3.13. Highways England's previous response to the 'Issues and Options' consultation which took place in the summer of 2019 should also remain, that *'consideration will need to be given to assessing the cumulative impact of new sites that might be taken forward together with already planned growth in Fareham on the SRN'*.

### **Employment Land Provision**

- 3.14. Since the previous AECOM review of the previous PLP, the Partnership for South Hampshire (PFSH) published its Economic, Employment and Commercial Needs (including logistics) Study (Stantec, March 2021) setting out the overall need for and distribution of development in South Hampshire to 2040. FBC consider that this document provides a more up to date picture of employment need than the previous Business Needs, Site Assessments and Employment Land Study (2019). This assessment identified the need for a more flexible allocation of E-class 'Office'



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and 'Industrial' employment uses rather than specific B1 (office), B2 (industrial) and B8 (warehousing and logistics) employment use classes.

- 3.15. Policy E1 of the revised PLP therefore identifies a requirement for Office and Industrial uses, with site allocations considered flexible for any type of office, industrial and warehousing/logistics employment use. It states that from 2021 to 2037, provision of 121,964m<sup>2</sup> of new employment floorspace will be supported. This is in excess of the provision of 104,000m<sup>2</sup> within the previous PLP.
- 3.16. Seven employment land sites have been allocated within the PLP, Faraday Business Park (Daedalus East), Swordfish Business Park (Daedalus West) and Solent 2, all previously identified in Local Plan Part 2 and within the LP Supplement, as well as the following four additional sites:
- E4a: Land North of St Margaret's roundabout, Titchfield (4,000m<sup>2</sup>);
  - E4b: Land at Military Road, Wallington (4,750m<sup>2</sup>);
  - E4c: Little Park Farm, Segensworth West (11,200m<sup>2</sup>); and
  - E4d: Standard Way, Wallington (2,000m<sup>2</sup>).
- 3.17. Policies E2, E3 and E4 outline the details for Faraday Business Park, Swordfish Business Park and Solent 2 which detail similar capacity figures as reported within the previous PLP (although it is noted that 12,800m<sup>2</sup> of land is allocated for Swordfish Business Park, previously allocated for 12,100m<sup>2</sup>).
- 3.18. With regards to the additional employment allocation sites, it is considered that site reference E4b (Land north of Military Road) and site reference E4d (Standard Way, Wallington) would be of particular interest to Highways England due to the positioning of the sites within the vicinity of M27 Junction 11. Site reference E4c (Little Park Farm, Segensworth West) would also be of particular interest to Highways England due to the positioning of the site within the vicinity of M27 Junction 9.

### **Strategic Growth Areas**

- 3.19. The LP Supplement (reviewed within AECOM TN02) proposed two Strategic Growth Areas (SGAs) within the Borough of Fareham, which were intended to play a role in meeting the total housing requirement, particularly in relation to unmet need, and were proposed as a result of the introduction of the current standard methodology which is higher than that included in the previous Local Plan. However, as the Government is consulting on a revised standard methodology which would see Fareham's need fall again, these SGAs have not been included within the revised PLP. However, the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and therefore a number of concerns raised by AECOM in TN02 in relation to significant amounts of development coming forward in close proximity to M27 Junction 11 may be of significance once again. In addition, the additional site allocation HA55 is on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham', although AECOM stated that the proposed SGA south of Fareham is further from the SRN, previous concerns were raised that its cumulative impact may have the potential to affect M27 Junctions 9, 10 and 11.
- 3.20. Table 4.2 of the revised PLP shows that there are sufficient sites to provide 10,594 net new homes across Fareham Borough from 2021 up to 2037, demonstrating that housing supply is in excess of the housing requirement allowing for a contingency should delivery on some sites not match expectations. Slightly over a third (3,610) of the 10,594 are located at Welborne, where there is a resolution to grant planning permission, together with a further 1,478 on sites which are either consented or have resolution to grant status. The PLP therefore proposes a net increase of 5,506 dwellings over the plan period over and above existing commitments.

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## 4. Infrastructure Delivery Plan

- 4.1. The Interim Draft Infrastructure Delivery Plan (IDP) was reviewed as part of AECOMs TN02, and any outstanding concerns following the provision of additional technical material were raised in AECOM's BN03. AECOM's TN03 reviewed the current IDP, dated September 2020 and it has not been updated since, nor has the junction modelling. Therefore, this TN does not include a further review of this document. However the IDP has been referred to in the section below

## 5. Strategic Transport Assessment (STA) and Sub-Regional Transport Model Report

- 5.1. A detailed review of the SRTM modelling was undertaken as part of AECOM's TN01 and subsequently TN02 and BN03. The modelling and STA has *not* been updated to reflect the most recent amendments to the PLP proposed housing and employment growth figures. Therefore, this review focuses on whether the changes to the revised PLP since the previous review identified in the sections above have been accounted for in the existing STRM modelling (undertaken as part of the STA), rather than a full review of the SRTM methodology adopted. In addition, any outstanding concerns raised as part of the previous reviews have been identified.

- 5.2. AECOM's TN01 documents a review of the July 2019 SRTM Modelling Report which supported the 'Issues and Options' LP consultation in the Summer of 2019. The SRTM assessment was then updated in the January 2020 SRTM Model Output Summary Report to account for the increased housing requirement for Fareham as covered by the LP Supplement, the review of which is documented in AECOM's TN02. BN03 was produced following discussions with representatives of Fareham Borough Council (FBC), HCC and their Consultants Atkins and Systra, and the provision of additional technical material. BN03 outlined two recommendations carried over from TN02 that were still considered outstanding (both regarded as important but not critical to the acceptability of the forthcoming Local Plan). These were as follows:

- Clarification should be provided on the way in which the proposed development 'North of Whiteley' has been incorporated in to the modelling and the nature of the junction improvements assumed to have taken place at M27 Junction 9 in the scenarios modelled (AECOM TN01 para 4.4).
- The volume / capacity (v/c) plots should be provided in the SRTM Report to gain an understanding of the difference between the 2036 Baseline and 2036 Do Minimum scenarios on the M27 main line (para 5.17).

- 5.3. This information was subsequently provided.

- 5.4. The conclusions reached within AECOM's BN03 were as follows:

*'AECOM's review of the results of the modelling undertaken has not identified any obvious showstoppers to the emerging Local Plan as currently proposed and this appears to be the case whether [or not] the major development at Welborne, and its associated improvement scheme at M27 Junction 10, goes ahead.'*

*However, there are a number of locations at which long queues are predicted, albeit the net increase in queueing attributable to the Local Plan itself appears to be relatively small. In these locations, the impact of Strategic Growth Areas and substantial individual development sites may identify a need for highway capacity-based mitigation measures as the sites concerned come forward through the Planning Application process, with Transport Assessments supported by detailed junction capacity models. In AECOM's view, these locations include the following:*

- *The A27 (north) approach to the Segensworth roundabout from M27 Junction 9; and*
- *The M27 westbound off-slip road at M27 Junction 11.*

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*AECOM therefore recommend that the Infrastructure Delivery Plan (IDP) associated with the Local Plan should state a potential requirement for developer-funded mitigation measures at the locations specified.'*

- 5.5. It is noted that since the previous review of the IDP (reported in TN03), it has not been updated and has therefore not been reviewed in details within this TN. It is, however, disappointing that the current IDP does not explicitly define such a requirement.
- 5.6. The key changes to the LP at the LP Supplement, previous PLP and revised LP stages are shown in the table below:

<b>Key Change</b>	<b>LP Supplement (full modelling check undertaken by AECOM)</b>	<b>Previous PLP (high level check undertaken by AECOM to identify LP changes and potential impacts on the modelling)</b>	<b>Revised PLP</b>
<b>LP Period</b>	2021-2036	2021-2037	2021-2037
<b>Housing growth identified</b>	8,320	8,386 (69 additional homes in comparison to LP Supplement)	10,594 (2,274 additional homes in comparison to LP Supplement)
<b>Strategic Growth Areas (SGAs)</b>	Yes (included in the modelling as additional to the 8,320 proposed to be allocated)	No (but still included in the modelling)	No, but the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and HA55 is on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham'
<b>Additional Housing Sites</b>	-	Yes, but unlikely to be a concern to Highways England in isolation	Yes, most of them are unlikely to be a concern to Highways England in isolation. Site HA56 may be a concern to Highways England due to its proximity to M27 J11.
<b>Employment Land Growth Identified</b>	130,000m <sup>2</sup> (100,700m <sup>2</sup> included in modelling)	104,000m <sup>2</sup>	121,964m <sup>2</sup>
<b>Faraday Business Park</b>	40,000m <sup>2</sup>	65,100m <sup>2</sup>	65,100m <sup>2</sup>

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<b>Swordfish Business Park</b>	8,000m <sup>2</sup>	12,100m <sup>2</sup>	12,800m <sup>2</sup>
<b>Additional Employment Land</b>	-	-	Additional sites E4b (Land north of Military Road) and E4d (Standard Way, Wallington) would be of particular interest to Highways England due to the positioning of the sites within the vicinity of M27 Junction 11. Site Ref E4c (Little Park Farm, Segensworth West) would also be of particular interest to Highways England due to the positioning of the site within the vicinity of M27 Junction 9.

- 5.7. The table above demonstrates that since AECOM previously reviewed the modelling undertaken, The housing growth figure has increased significantly, and the employment growth figure is higher than included within the SRTM modelling. The SGAs no longer form part of the local plan; however these sites are now included as housing site allocations (albeit with fewer dwellings proposed than the previous SGAs).

### Assessment Scenarios

- 5.8. The SRTM has a base year of 2015, and forecast years of 2019, 2026, 2031, 2036 and 2041. For the Fareham Local Plan assessment, scenarios were forecast to 2036 and scenarios have been developed as follows:
- **Scenario 1** – 2036 Baseline, no Fareham Local Plan development except committed sites. Welborne (4,260 residential units) and M27 Junction 10 included.
  - **Scenario 1a** – 2036 Baseline, no Fareham Local Plan development except committed sites. Welborne capped at 1,160 residential units, no M27 10 scheme included.
  - **Scenario 2** – 2036 Do-Minimum (Do Minimum), full Fareham Local Plan development without transport mitigation measures, Welborne (4,260 residential units) and M27 Junction 10 included.
  - **Scenario 2a** – 2036 Do Minimum, full Fareham Local Plan development without transport mitigation. Welborne capped at 1,160 residential units, no M27 Junction 10 scheme.
  - **Scenario 3** – 2036 Do Something (Do Something) full Fareham Local Plan development with potential mitigation measures.
- 5.9. The above scenarios allow the net impact of the PLP on the key junctions of interest to Highways England to be quantified, whether Welborne goes ahead in full (and brings with it the proposed improvement to M27 Junction 10) or whether it is capped at 1,160 dwellings and does not bring about the M27 J10 improvement.
- 5.10. The PLP will run to 2037; however, the SRTM modelling has used a future year of 2036. No explanation has been provided within the Strategic TA/ STRM modelling report as to why this is the case. AECOM recommend acceptance of the use of 2036, which is a common year for which runs of the SRTM have been made, as a proxy for the new end-date of the PLP.

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- 5.11. For the purposes of this review, Scenarios 2 and 3 are of most interest, as these are the scenarios where the full local plan development has been included. Table 7-1 of the STA indicates that the modelling assumes an additional 6,051 dwellings over the period 2015 to 2036 with the PLP (Scenario 2) than over the same period in the baseline (Scenario 1). This is further substantiated by comparing Tables 7-3 and 7-4, where the difference between the dwelling totals in the two tables is also 6,051. Table 7-5 of the TA sets out the (previously) proposed growth in the PLP between 2021 and 2037 of 8,389 (the figure quoted in the previous PLP), which, once existing commitments (5,410) are deducted, gives a net increase due to the LP of 2,979 dwellings. There is some difficulty in reconciling these figures because one is for the period 2015 to 2036, and the other, 2021 to 2037. Nevertheless, AECOM previously reported within their review of the previous PLP (in TN03), that there appeared to be a significant discrepancy (of 3,072 dwellings) between the modelled figure and the figure in the previous PLP, given that they both purport to represent the net impact of the PLP over and above existing commitments. AECOM previously stated that they could not find an explanation for this in the TA and were concerned that the figure used may be excessive and may result in the modelling reporting more excessive delays and queueing than are likely, and potentially presenting an unrealistic prediction of the future operation of the highway network.
- 5.12. The revised PLP quotes a housing growth figure of 10,594 (2,205 more than the previous PLP) and therefore it would appear that, although this figure more closely reflects the levels included within the modelling, the housing growth assumptions used within the SRTM modelling still remain excessive. **AECOM therefore recommend that clarification is provided with regards to the housing figures used within the SRTM model (for both the 2036 baseline, and 2036 Do Minimum scenarios).**
- 5.13. Paragraph 7.24 of the STA states that the modelling includes the two potential Strategic Growth Areas (SGAs) North of Downend and South of Fareham, and this is confirmed by reference to Figure 7-2, which shows 650 dwellings North of Downend and 1,975 South of Fareham. These SGAs are no longer allocated in the revised PLP, however the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and proposes 550 dwellings, so a broadly similar number of dwellings as the North of Downend SGA. In addition, the additional site allocation HA55 appears to be on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham' and proposes 1,250 dwellings. It is therefore considered that, although the SRTM modelling includes more dwellings at the above two sites than proposed within the revised PLP (within the SGAs), what is included is robust and more accurately reflects the revised PLP forecasts than the previous PLP.
- 5.14. Paragraph 7.7 of the STA states that the PLP will result in approximately 3,000 additional jobs in the Borough over the period 2015 to 2036. Paragraph 7.23 of the STA states that the employment site allocations shown in Table 7-6 of the STA have been included in the model, which shows the cumulative impact of these expansions. Table 7-6 reflects similar levels of employment site growth over the three key employment land sites (Faraday Business Park, Swordfish Business Park and Solent 2) as identified within the PLP, however it does not include for the additional four sites identified within the PLP (equating to an additional 21,950m<sup>2</sup> of employment floorspace), some of which are within the vicinity of the SRN. Therefore, on this basis, **AECOM recommend that the SRTM modelling is updated to reflect the level of anticipated employment growth identified within the PLP.**

### Results

- 5.15. The previous AECOM reviews of the SRTM Report identified the following locations to be of interest to Highways England:
- Segensworth Roundabout – approach from M27 Junction 9;
  - M27 Junction 9;
  - M27 Junction 11 (including the Boarhunt Road M27 Junction 11 off-slip junction); and
  - Delme Roundabout - approach from M27 Junction 11.

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- 5.16. For the purpose of the TA, the following definitions are adopted:
- A 'significant' impact is one where a junction has an RFC of greater than 85% and there is an increase of more than 5% on any one approach arm;
  - A 'severe' impact is one where a junction has an RFC of greater than 95% and there is an increase of more than 10%, or where a delay of greater than 120 second increases by more than 60 seconds per vehicle on any one approach arm
- 5.17. AECOM agree that these are suitable thresholds for identifying junctions likely to be of particular interest in terms of traffic capacity/ congestion effects.
- 5.18. The impact of growth to the 2036 Baseline is illustrated on Figure 8-1 of the TA, where 'severe' impacts are indicated at M27 Junctions 9 and 11 and at the Segensworth roundabout, and a 'significant' impact is predicted at the Delme roundabout.
- 5.19. The net impact of the PLP is illustrated on Figure 9-1 of the STA, where 'significant' impacts are indicated at the Segensworth and Delme junctions and that M27 Junctions 9 and 11 fall below the definition of 'significant'. Whilst M27 Junction 10 is indicated as having a significant increase in traffic flows (TA para 9.5 refers), it does not meet the criteria for a 'significant' impact, presumably because the new layout proposed by the Welborne developer allows it to remain within capacity.
- 5.20. Chapter 10 of the STA reports on the results of a sensitivity test in which the impact of the PLP is tested in a scenario in which Welborne is capped at 1,160 dwellings and the improvements to M27 J10 do not take place. These indicate a 'severe' impact from the PLP at the Segensworth roundabout and a 'significant' impact at the Delme, but not at either M27 Junctions 9 or 11.
- 5.21. Chapter 11 of the STA sets out proposed mitigation schemes at a number of junctions within the Plan area. Whilst the Segensworth roundabout is indicated as having a 'significant' impact, the arm concerned (Little Park Farm Road) is stated as having a low delay per vehicles and manageable queue length. With the introduction of employment site E4c (Little Park Farm) in the revised PLP; this impact may now be different to that reported within the previous SRTM modelling. The problems presented at the Delme roundabout are described in paras 11.40 – 11.42 of the STA. Mitigation in the form of further signalisation of this roundabout is proposed, with bus lane and bus priority signals, segregated cycle lanes and improved pedestrian crossing facilities. This proposal is said to be at an advanced stage of design and to provide adequate capacity in the AM peak, in the 2036 Do Minimum, with further work required to bring the junction within capacity in the PM peak. However, in the Scenario 3 (Do Something scenario), it returns to being within capacity, with a reduction in flow predicted on the approach from M27 Junction 11. The results tabulated in the Local Junction Modelling Report indicate that the approach from M27 Junction 11 remains within capacity in all scenarios.
- 5.22. In Scenario 3, a 'significant' impact is predicted at M27 Junction 9 on the westbound off-slip. However, this is said (at TA para 12.17) to be soluble by adjustment to traffic signal timings on the A27 junctions with Redlands Lane and Bishopsfield Road.
- 5.23. The SRTM modelling report sets out in more detail the results of the SRTM model runs for the Scenarios tested. Results in terms of predicted levels of queueing on M27 slip roads, and on the approaches to the Delme and Segensworth roundabouts from M27 Junctions 11 and 9, respectively, are exactly the same as previously reported, and summarised in section 3 of AECOM's BN03. This confirms that the modelling undertaken has not been adjusted to reflect the amended housing growth set out in the revised PLP relative to previous drafts of the emerging LP.
- 5.24. Therefore, no further review of the modelling outputs has been undertaken. The previous recommendations in BN03 still stand. For reference, these included:
- *AECOM's review of the results of the modelling undertaken has not identified any obvious showstoppers to the emerging Local Plan as currently proposed and this appears to be the*

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*case whether the major development at Welborne, and its associated improvement scheme at M27 Junction 10, goes ahead.*

- *However, there are a number of locations at which long queues are predicted, albeit the net increase in queueing attributable to the Local Plan itself appears to be relatively small. In these locations, the impact of Strategic Growth Areas and substantial individual development sites may identify a need for highway capacity-based mitigation measures as the sites concerned come forward through the Planning Application process, with Transport Assessments supported by detailed junction capacity models. In AECOM's view, these locations include the following:*
    - *The A27 (north) approach to the Segensworth roundabout from M27 Junction 9;*
    - *The M27 westbound off-slip road at M27 Junction 11.*
  - *AECOM therefore recommend that the Infrastructure Delivery Plan (IDP) associated with the Local Plan should state a potential requirement for developer-funded mitigation measures at the locations specified.*
- 5.25. The IDP states on page 72, under 'additional information to note' that *'when considering proposals for growth, any impacts on the SRN needs to be identified and mitigated as far as reasonably possible. Highways England will support proposals that consider sustainable measures which manage down demand and reduce the need to travel. Proposed new growth will need to be considered in the context of the cumulative impact from already proposed development on the SRN and infrastructure improvements on the SRN should only be considered as a last resort.'*
- 5.26. In addition, Policy TIN2 of the PLP, 'Highway Safety and Road Network' states that:
- '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.'*
- 5.27. Therefore, AECOM consider that the text contained within both the IDP and the revised PLP adequately safeguard the SRN by clearly stating that any impacts will need to be identified and mitigated. It is therefore considered that the recommendation at Paragraph 4.6 of BN03 has been adequately addressed.

## 6. Technical Transport Note in Support of Fareham Local Plan (2037)

- 6.1. AECOM have undertaken a review of the 'Technical Transport Note in Support of Fareham Local Plan (2037)' document (TTN) (dated June 2021). The TTN aims to provide a high level assessment of the potential differences between the scenarios modelled in the 2020 Transport Assessment and the scenario within the Revised Publication Plan.
- 6.2. The TTN highlights the 2020 Strategic Transport Assessment findings and conclusions. It then goes on to identify the changes in proposed growth within the revised PLP against those included in the previous modelling (presented in the 2020 STA) with regards to:
- net changes in the quantum of development;
  - changes in quantum of allocations; and

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- net changes in the distribution of development.
- 6.3. With regards to the net changes in the quantum of development, the TTN states that since the previous modelling was undertaken there have been a number of changes to the growth scenario within the Draft Plan as a result of changes to proposed policies regarding both housing and employment, and changes to the number of completions, permissions and windfall sites since the original model runs. The net changes across all model zones are shown in the maps shown in Figures 1-3 of the TTN.
- 6.4. With regards to the changes in quantum of allocations, para 3.2.1 of the TTN states that *'changes are proposed to both the quantum and distribution of allocations. It should be noted that the former strategic growth areas have now become allocations, and the quantum of development in these areas has changed'*. AECOM have noted these changes in the sections above.
- 6.5. Table 1 of the TTN shows the overall change in quantum of allocations only from the 2019 modelling (presented within the 2020 STA).

Table 1: Changes in quantum of proposed allocations

Allocation type	Quantum (Absolute change)	Quantum (% change)
Residential	- 560 dwellings	- 11.4%
Office	- 25,200 sqm	- 68%
Industry and warehousing	+ 9,850 sqm	+ 10%
Other* land uses	- 20,074 sqm	- 81 %

- 6.6. Table 1 of the TTN demonstrates that allocations in the revised PLP are lower in quantum across residential, office and other land uses, and higher in industry and warehousing land uses, than previously accounted for. Overall, there is a decrease in the quantum of allocations in the revised PLP.
- 6.7. With regards to the net changes in the distribution of development, the TTN states that as well as the variations in quantum of development, changes are also proposed to the distribution of completions, windfall, permissions and allocations.
- 6.8. Figure 1 of the TTP shows the residential development quantum changes between the 2019 modelling and the revised PLP, and from Highways England's perspective, shows generally a reduction in dwellings in the vicinity of the SRN, with the majority of increases concentrated around the town centre and away from the SRN junctions. Figure 2 shows significant increases in office space developments (B1) around M27 Junctions 9 and 10 and Figure 3 shows significant increases in Industry and Warehousing (B2 and B8) developments to the north of M27 Junction 9 and to the south of Junction 11.
- 6.9. Section 4.1.1 of the TTN under the heading 'next steps' states that *'the overall quantum of proposed allocations is now lower than that tested through the 2020 Draft Plan. It could, therefore, be said that the 2020 Draft Plan represents a very robust assessment of the quantum of development on the highway network. However, the distribution of uses, and the changes in the baseline, mean that localised impacts would be experienced'*.
- 6.10. The TTN goes on to state that *'given that the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation. There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this. The Revised Publication Local Plan requires site specific Transport Assessments to be undertaken for sites. These assessments must include considerations of potential impacts for other allocated sites and must meet the criteria of the Highways Authority and, where relevant, the*



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*Highways Agency (sic). Given the overall reduction in traffic generated, the Plan is still anticipated to be deliverable and sound overall from a transport perspective, albeit potentially with some additional localised mitigation measures'.*

- 6.11. Although it is agreed that the redistribution of uses and allocation sites will result in localised impacts that have not been reported in the modelling work undertaken to date, AECOM agree that the modelling undertaken still offers a robust assessment of the development quantum and the impacts on the SRN, and that these impacts should be capable of being identified and mitigated as required through site specific Transport Assessments.

### 7. Downend Sites Highways Review

- 7.1. AECOM have undertaken a high level review of the 'Downend Sites Highways Review' (DSHR) document produced by Mayer Brown (dated June 2021).
- 7.2. The DSHR report considers the area previously known as 'Strategic Growth Area: North of Downend', which was included in the Regulation 18 Draft Local Plan and was not included in the Publication Plan, and is now known as Downend Road East and Land west of Downend Road. The revised PLP includes development on land to the east and west of Downend Road which is proposed for 900 dwellings. Development on the land east of Downend Road is included as allocation HA4 Downend Road East in the Publication Plan and has capacity to provide 350 of the 900 dwellings. Mayer Brown have produced a separate Highway Review for allocation HA4 Downend Road East, dated November 2020. As HA4 Downend Road East has been included within the LP for the previous AECOM reviews, the November 2020 report has not been reviewed within this TN, which focuses on the new allocation, HA56.
- 7.3. The DSHR report considers the highway and transport issues for the housing sites east and west of Downend Road.
- 7.4. The DSHR report states that the STA, and SRTM modelling produced to inform the STA provide a robust assessment of the transport infrastructure's ability to accommodate the increased demand and of the necessary mitigation. It states that *'based on the reduction in the proposed number of dwellings, it is considered that the impact of the Publication Plan development is likely to be less than that assessed in the STA'*. AECOM are broadly in agreement with this statement as noted in the sections above.
- 7.5. Section 2 of the DSHR summarises the AECOM/ Highways England consultation response to the Regulation 18 Draft Local Plan (as documented in TN02). In response to AECOM's Recommendation 3 in TN02 (where it was recommended that more detailed junction capacity modelling of M27 Junctions 9 and 11 should be undertaken (with specific concerns raised at Junction11 westbound offslip)), the DSHR confirms that the STA demonstrated that the implementation of the Local Plan development (which included the Downend sites) would result in a positive impact at the M27 J11 WB off-slip during the AM peak (1% reduction in the AM peak predicted RFC at the M27J11 WB off-slip, and the same RFC in the PM peak). This is noted.
- 7.6. The DSHR states that *'throughout development of the Local Plan, FBC have continued to engage with HE. At a video meeting of 1st May 2020 between FBC, HE and MB, HE confirmed that the Local Plan developments included no showstoppers. In reference to the M27 J11, HE advised that they would not be encouraging measures to increase highway capacity and would be seeking to address capacity issues, through encouragement of measures to support sustainable travel. With regard to Land west of Downend Road, HE advised that they would be more concerned with any tailback from the Delme roundabout rather than the direct impact on the M27 J11. As the LHA are the highway authority for Delme roundabout, HE advised they would be content if the LHA are content.'* AECOM are unable to independently verify these statements, and for the purposes of this review, take them at face value.

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- 7.7. The DSHR states that the STA demonstrates that the proposed mitigation measures at the Delme Roundabout, would successfully mitigate the impact of Local Plan growth (including the two Downend sites). This too is noted.
- 7.8. Section 4 of the DSHR discusses the issues raised in previous planning applications for the sites and Section 5 provides the following conclusions of relevance to Highways England:
- *'The strategic traffic modelling undertaken by Systra on behalf of FBC demonstrates that the cumulative impacts of the Local Plan developments, which includes the Downend sites, will not result in any severe traffic impacts at junctions south of the M27. The SRTM modelling, dated May 2020 predicted significant impacts to occur at only one junction proximate to the Downend sites – the Delme Roundabout. The STA identifies appropriate mitigation and demonstrates that the mitigation measures would successfully mitigate the impact of Local Plan growth, so that the impact is no longer classified as meeting either the "significant" or "severe" criteria;*
  - *'The site promoter proposes a masterplan which would provide a new east-west link road between the A27 and Downend Road, with a new signalised access junction direct onto the A27. Analysis provided by the site promoter shows that the new link road would improve traffic conditions on the A27 corridor, through the Delme roundabout and on the southern section of Downend Road through provision of an additional route;*
  - *The analysis provided by the site promoter shows that the proposed Land west of Downend Road site and associated link road would result in a reduction in southbound queuing on the A27 from the M27 J11 to the Delme roundabout in 2036, when compared to the "without development" scenario; and*
  - *Mitigation at the Delme roundabout, included in the Strategic Transport Assessment, would further improve congestion on the southbound approach to the roundabout'.*
- 7.9. AECOM are broadly in agreement that it appears that the impacts of the Land West of Downend West site allocation on M27 Junction 11 (and the nearby Delme Roundabout) can be successfully mitigated so that the safe and efficient operation of the SRN is not compromised. This conclusion should be formally confirmed through the provision of a site-specific Transport Assessment, as required by Policy TIN2 and paragraphs 10.17 – 10.19 of the Revised PLP.

## 8. Conclusion

- 8.1. This TN documents a review, carried out by AECOM on behalf of Highways England, of the Revised Regulation 19 Fareham Publication Local Plan (the PLP). The purpose of this review is to understand the impact of the proposed Local Plan site allocations within Fareham on the Strategic Road Network (SRN) and to determine whether sufficient highway infrastructure and mitigation is proposed to accommodate the planned growth.
- 8.2. AECOM have previously undertaken four tasks in relation to the Fareham Local Plan with the initial work being reported in AECOM TN01 and TN02. TN02 documents AECOM's review of the Fareham Local Plan 2036 Supplement document, which set out the plan for future development within Fareham and was an extension of the 2017 Draft LP which had already been consulted on. Within the LP Supplement, the development strategy and housing sections of the 2036 plan had been updated to reflect the increased housing requirements for Fareham. The work reported in Briefing Note BN03 reported on the responses received from the Local Planning Authority and their Consultants to the issues raised in TN02. The most recent work reported in TN03 was a review of the previous (since revised) Regulation 19 Fareham Publication Local Plan whereby AECOM determined that had changed since the previous AECOM review and assessed whether the amendments are likely to have a detrimental impact on the SRN.
- 8.3. The purpose of this review was therefore to determine what has changed within the most recent PLP since the last AECOM review (presented in TN03), and to assess whether any of the amendments are likely to have a detrimental impact on the SRN .

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- 8.4. This TA has identified some issues and concerns which should be addressed. These recommendations are listed in the Executive Summary and highlighted by the use of bold underlined text in the main body of this document. Recommendations regarded as critical to the acceptability of the forthcoming Local Plan are coloured **red**. Recommendations regarded as important but not critical to the acceptability of the forthcoming Local Plan are highlighted in **amber**.
- 8.5. **AECOM advise Highways England to formally raise the concerns highlighted in this note in the consultation response to the Regulation 19 Publication Local Plan 2037 and to continue to work with Fareham Borough Council and the other stakeholders to resolve the issues identified.**

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

### **What can I make a representation on?**

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- Legally compliant: Does the Plan meet the legal requirements for plan making as set out by planning laws?
- Sound: Has the Plan been positively prepared? Is it justified, effective and consistent with national policy
- Complies with the Duty to Co-operate: Has the Council engaged and working effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

## PERSONAL DETAILS

A1 Is an Agent Appointed?

☐ Yes

No

☒

A2 Please provide your details below:

Title: mr

First Name: Andrew

Last Name: Jackson

Job Title: (where relevant)

Organisation: (where relevant)



A3 Please provide the Agent's details:

Title: \_\_\_\_\_

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Address:

Postcode:

Telephone Number:

Email Address:

B1

Which part of the Revised Publication Local Plan is this representation about?

- |  |           |
|--|-----------|
| <input type="checkbox"/> A paragraph                   | Go to B1a |
| <input type="checkbox"/> A policy                      | Go to B1b |
| <input type="checkbox"/> The policies map              | Go to B1c |
| <input type="checkbox"/> A new housing allocation site | Go to B1d |
| <input type="checkbox"/> The evidence base             | Go to B1e |

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

Para 9.51 Whereas the LPA is aspiring to Nitrate Neutrality, Strategic Policy NE1 requires designated sites be protected and ENHANCED. Page 247 Para 9.54 indicates that proposals for development should provide a net REDUCTION in eutrophication for designated sites in an unfavourable condition, restoring the condition to favourable . However, Para 9.50 (Policy NE4) confirms permissions will be granted when the integrity of designated sites be maintained but the word IMPROVED has been removed. Policy D4 claims the council will "seek to improve water quality" which contradicts Policy NE4. The LPA's approach therefore contravenes both the Habitats Directive and the Publication Plan in respect of these policies. It is unclear how any development could be contemplated in the Fareham Borough without negatively impacting the SAC and RAMSAR sites and therefore based on proximity alone, this would invalidate the deliverability of these developments.

Strategic Policy NE1: Hants and Isle of Wight Trust stated the wording needed to be changed to be consistent with the wording used in National Policy. "Development proposals must protect, enhance and not have significant adverse impacts..." They also stated it is important that as well as having regard for important 'natural landscape features' the policy seeks to enhance and reconnect ecological networks where they have been compromised.

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

Para 4.19 Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why was HA1 singled out as an allocation and how was the Objectively Assessed Housing Need arrived at for this site?

Developers have taken advantage of the LPA's decision to propose HA1 within (the now defunct) 2017 Plan and have submitted applications that the LPA have resolved to grant permission on (many ahead of and likely contrary to) the Publication Plan. Others claiming their sites fit well with HA1 has now resulted in the boundaries of HA1 being adjusted to accommodate them. This seems to mark an inappropriate powershift toward the Developers.

Finally and critically sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community. These errors contained in the plan confirm that it is unsound.

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

Para 1.16: No mention is made of the 2017 unadopted draft Plan and Officers confirm it is the previous, 2015 plan which is extant. Para 4.8 Allows the LPA to consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in the extant 2015 Plan, page 38 ignores this, stating that housing will be provided through HA1 and other local sites.

The total new homes proposed for specific sites across the Borough (not including Welborne) to 2037 is 5946. It is an unfair distribution for Warsash (proposed at 1001 dwellings) to contribute 17% of this quantum, with HA1 alone contributing 14%. The Western Wards contribution is 21%.

There is no joined up "Masterplan" for HA1 (with all developers working in complete isolation of one another). Therefore, another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. This is contrary to Design Policy D3 para 11.44 which states "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".

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above



Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

**B4a** What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

Reg 19 Statement of consultation. Since 2017 residents' concerns have not been considered deputations and objections raised.

It is discriminatory that community-generated evidence carries less weight than that provided by Developer's consultants. E.g., regarding previous use of land in Nitrate budget calculations similarly with traffic survey results captured by residents and Community Speedwatch teams.

The Publication Plan Introduction Page 1 Para. 1.5 specifies that representations should focus solely on "Tests of Soundness" but is contradictory to FBC's guidance in Fareham Today which includes the additional areas of "Legal Compliance" and "Duty to Cooperate" This is misleading and confusing to members of the public wishing to provide commentary.

Finally, and critically, sites identified as suitable for development but have not yet obtained planning permission are excluded from the total numbers given for HA1. This is very misleading for the public who are trying to establish the impact of this plan on their community. These errors contained in the plan confirm that it is unsound.

**B4b** How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

**B4c** Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

**B5a** If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- ☐ Yes, I want to take part in a hearing session
- ☐ No, I don't want to take part in a hearing session

**B5b** Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

## Further comments on the Fareham Local Plan

### which I have been unable to include in your too strict formatted comments form

Strategic policy NE2: The Hampshire and Isle of Wight Wildlife Trust considers a wording change to Policy 'NE2: Biodiversity and Nature Conservation' to ensure that the delivery of 'net gains' in biodiversity is the minimum required achievement. New wording to be "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and deliver net gains in biodiversity, where possible." Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed by Natural England "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity". The policy states 1 or more dwellings should provide 10% net gain for biodiversity.

Habitats Regulation Assessment (2021) Natural England advise it is the responsibility of the LPA to fulfil its legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites, from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). In May 2021 a high court judge stated the Natural England advice note will need to be reviewed in light of his judgement. He added his judgement should not be interpreted as giving the advice note a clean bill of health.

Surprisingly 'Introduction' para 1.45 makes no mention of the protected sites in and around the Solent.

Strategic policies NE1 and NE2. Despite having protected designated sites in our waters which skirt the whole of Fareham Borough, Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea. The offences were discovered as part of the Environment Agency's largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this activity is addressed the unfavourable status of the Solent will continue to deteriorate and these policies will be unachievable.

#### **Test of Soundness**

Policy HA1 (currently Greenfield sites), is proposed to be re-designated as an urban area (via the re-definition of Settlement Boundaries ref. WW17). In the Foreword to Publication Plan: Greenfield sites are less favoured locations for development. Para 2.10 states Fareham Borough will retain its identity, valued landscapes and settlement definition and will protect its natural, built and historic assets. The proposed allocation of Policy HA1 contradicts these aspirations and those of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area and away from the wider countryside and to create places which encourage healthier lifestyles. The re-designation of the Policy HA1 to urban status and the movement of the Settlement Boundary to encompass it, is a blatant and possibly, unethical, manoeuvre by stealth of the council, to suit its own objectives. Publication plan 'Foreword' focusses development in urban or edge of settlement locations, rather than greenfield sites. Strategic priority 2. States 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.

Strategic Policy DS1 (Paras 5.6 and 3.36) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Additionally, Policy HP1 calls for the efficient use of existing buildings to meet such need on a one-for one replacement dwelling basis. These conditions do not apply to HA1 and therefore it seems the "convenient" alternative was for FBC to redraw the urban boundary!

Policy HP4 (Para 5.24) HA1 fails to meet criteria e) as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.

Policy HA1: Page 53 refers to traffic routes and despite removing the recommendation to limit access to 6 dwellings on Greenaway Lane, the plan proposes for up to 140 dwellings to use this as access through a widening of the Lane. This will result in a considerable negative impact on the character of the lane and to the safety of its non-vehicular users. In general, Page 54 suggests 7 new accesses onto the already very busy Brook Lane and

Lockswood Road, as well as one additional access at Brook Lane, via 4 entry points from Greenaway Lane. The position and proximity of these access points will be a recipe for serious gridlock and accident blackspots.

Para 10.15 Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037. The Plan fails the Test of Soundness by not being Positively Prepared in this respect.

Para 10.14 refers to the Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the The Local Plan Strategic Transport Assessment document.

Policy HA1: Page 54 indicates the need for the provision of "2 junior football pitches" Why are these not shown in the Masterplan?

Para 3.27 fig 3.2 Where are the indicated 8 potential growth areas shown on the map? This map needs more clarity.

Page 158 Policy HP2 is in conflict with Para 4.13 over the definition of small-scale development – is it sites of less than 1 Ha or development of not more than 4 units?

Page 37 Paras 4.12, 4.16 and Policy H1 Illustrates that whilst a contingency buffer of 1094 homes has been made, the Plan is heavily reliant on the certainty of delivery on 3610 houses at Welborne during the life of this plan.

Para 4.2 describes the methodology used to calculate Fareham's housing need. This methodology is premature and risky until we know the government's response to the Planning white paper 'Planning for the Future'. The previous version of the Publication plan had to be scrapped due to the premature and risky decision to apply the new housing need methodology before the government decided against adopting it.

Para 5.41 The LPA argues for an average occupancy rate of 2.4 for a 4/5 bed dwelling in regards to Nitrate budget calculations. To the contrary, it is stated here that the spectrum of occupancy for affordable homes will be in the range of 4-6. The claims in the Publication Plan are therefore not reflected in the council's own proposals and requirements.

Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets, but instead of stating what the targets should be, the Plan simply refers to individual developments power generation rather than what each should deliver over and above Building Regulations requirements, on this basis the plan is not Positively Prepared

Para 11.35 The council will support applications where development exceeds Building Regulations but no percentage target for improvement has been set. The Plan is therefore not a sound and effective approach to carbon emissions reduction in the Borough.

Para 11.36 Developers are encouraged to design for natural ventilation and green infrastructure but no standards are set. Just meeting building regulations will not see the country meet the Government promised carbon reductions. The council therefore should set standards to ensure developers are designing for sustainability much like the London boroughs that are using new standards of SAP10 which although not yet within building regulations, should be adhered to.

Policy CC1 describes 'Green infrastructure' but nowhere in the Borough do we have Green Belt and according to this plan none is planned to be defined as such.

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised that there is a climate change emergency. CPRE Hampshire believes it is therefore imperative that the local plans set ambitious targets and action plans with accountabilities for achievement in the reduction in carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant local plan policies, it maximises the potential for generating renewable energy and is-designed to reduce energy consumption as much as possible. The location of development needs also to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval."

Para 7.18 Out of town shopping is discussed, but not defined; Out of town shopping will take jobs and customers away from local shopping areas and will increase traffic on the routes in and out of Warsash and Locks Heath.

Para 10.26 Infrastructure Delivery Plan. Education (critical prioritisation) is planned with HCC but the period of any proposed extensions for child placements is only up to 2022 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.

Para 10.27 Infrastructure Delivery Plan Table 6 calls for section 106 provisions of additional Early Years Foundation Provision (EYP) within the Western Wards however HA1 does not indicate the placement of a nursery or pre-school within the development area. Where is the child placement contribution to be allocated as the IDP calls for the addition of 100 placements whereas there are over 1000 new dwellings being proposed for the Warsash area alone.

Para 10.26 Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards but neither HA1 Warsash practices has scope to expand so wouldn't cope with a growth list. The plan only proposes building alterations to Whiteley surgery and depends on the successful replacement of retiring GPs. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings..

**Complies with Duty to Cooperate:**

Para 4.6 In agreeing to take up a shortfall in homes of 900 from Portsmouth, Fareham Council are taking a risk as we await the government's response to last year's consultation on the planning white paper, Planning for the Future, which proposes a key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## Comments on the Local Plan 2037

### Test of Soundness - Settlement Definition

- In the Foreword to the Publication Plan written by the Executive Member for Planning and Development states the vision of the Council to “distribute development across the Borough and achieve maximum community benefit from that development”.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan, alone contributes 832 dwellings to this number - 14%. This is not distributing “development across the Borough”. It is concentrating it in a small area of the Borough.
- As for “achieving maximum community benefit from that development”, the opposite will occur. An example is HA1 land to the north and south of Greenaway Lane. The 832 dwellings (14% of the total) “proposed” for this area will bring a minimum of 1,600 extra vehicles. The area is within a peninsula with only 3 roads in or out. It is already at maximum capacity for traffic. There are not enough school places at the moment. No new infrastructure is planned. There will be negative community effects.
- in the Foreword to the Publication Plan it states “greenfield sites are less favoured locations for development. Para 2.10 of the Publication Plan states “Fareham Borough will retain it’s identity, valued landscapes and settlement definition and will protect it’s natural, built and historic assets”.
- The proposed allocation of Policy HA1 (which is not in the current extant Local Plan) contradicts these aspirations and also those of Para 2.12 “Strategic Priorities” which “strive to maximise development within the urban area and away from the wider countryside and to create places that encourage healthier lifestyles”.
- Policy HA1 (currently Greenfield sites) is proposed to be re-designated as an urban area. This re-designation to urban status and the movement of the Settlement Boundary to encompass it is a blatant, stealthy manoeuvre by the Council which seems unethical and is done only to suit it’s own objectives.
- Strategic Priority 2 states “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”. Or, as the Council has done, re-designate countryside as urban where convenient.
- Strategic Policy DS1 (paras 3.36 and 5.6) deals with the need (in exceptional circumstances and where necessary and justified) for residential development in the countryside on previously developed land. Policy HA1 calls for the efficient use of existing buildings to meet such need on a one for one replacement dwelling basis. Inconveniently for the Council, these conditions do not apply to HA1 so the Council has simply redrawn the urban boundary so green fields (an easy option for Developers) can be covered in houses.

- Looking at Policy HP4 Para 5.24, HA1 fails to meet criteria e) as the proposals for development will demonstrably have unacceptable environmental, amenity and traffic implications.

### **Test of Soundness - Infrastructure**

- Para 10.14 refers to the Local Plan Strategic Transport Assessment which at para 14.6 states “In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective”.
- However, the area HA1 isn’t assessed within the Local Plan Strategic Transport Assessment so the statement above doesn’t apply to HA1 with 832 dwellings.
- Para 10.15 of the Publication Plan in the Transport plan actually doesn’t include an analysis of streets where the majority of the houses are proposed. When there are 832 new dwellings proposed in HA1 (14% of the total for Fareham) why hasn’t more consideration been given to this area in the Transport Assessment?
- With an average of two vehicles per dwelling, an additional 1,660 vehicles will be on local roads. There is existing congestion but there is no mention of any mitigation that will be required to reduce this congestion now or by 2037.
- The Publication Plan fails the Test of Soundness by not being inclusive of all areas and not being Positively Prepared in this regard.
- Policy HA1 on page 53 refers to traffic routes and despite their being a Planning Decision to limit access onto Greenaway Lane to 6 dwellings due to the narrowness of the Lane with no pavements and ditches along its length in places this has been removed. The Plan now proposes access for up to 140 dwellings through a widening of the Lane when there is actually no scope for widening.
- This will result in a very considerable impact on the countryside character of the Lane and to the safety of it’s non vehicular users.
- Page 54 suggests multiple new accesses onto the already busy Brook Lane some within a few hundred yards of each other. This number could have been reduced considerably had there been no piecemeal development a Masterplan for HA1 (discussed in detail below). The proximity and positioning of these access roads are a recipe for gridlock and accident black spots.
- Policy HA1, page 54, indicates the need for two junior football pitches to be provided. These are not shown in the plan for HA1. Probably because every greenfield site possible location is being covered in housing.

### **Test of Soundness - Housing Need Methodology**

- It is indicated at Para 3.27, fig 3.2, that there are 8 potential growth areas. These are not shown on the map. There is a lack of clarity.
- What is the definition of small scale development? Is it sites of less than 1 Ha or a development of not more than 4 units? Page 158 Policy HP2 is in conflict with Para 4.13.

- A contingency buffer of 1,094 dwellings has been made. However, Page 37 Paras 4.12 and 4.16 as well as Policy H1 shows that the Plan is heavily reliant on the certainty of delivery of the 3,610 dwellings at Welbourne by 2037.
- A previous version of the Publication Plan was scrapped because of a Government change of Housing need methodology. The Government is currently debating a White Paper on “Planning for the Future” which would change the housing need methodology again. Para 4.2 describes the methodology used to calculate Fareham’s housing need on which the whole Plan is based. This Publication Plan is premature and risky as the outcome of the White Paper could change the methodology again.

#### **Test of Soundness - Occupancy Rates**

- The claims regarding occupancy rates in this Publication Plan are not used consistently in the Council’s own proposals and requirements. The Council argues for an average occupancy rate of 2.4 for a 4/5 bedroom house in regards to Nitrate budget calculations. Yet in Para 5.41 it is stated that the occupancy rates for affordable homes will be in the range of 4-6.

#### **Test of Soundness - Carbon Reduction**

All Planning Authorities in Hampshire as well as Hampshire County Council have recognised there is a climate change emergency. The Council for the Protection of Rural England Hampshire believes it is therefore imperative that the Local Plans set ambitious targets and action plans with accountability for achievement in the reduction of carbon emissions that are measurable and reported on annually. Development must only be permitted where, after taking account of other relevant Local Plan policies, it maximises the potential for generating renewable energy and is designed to reduce energy consumption as much as possible. The location of development also needs to recognise the need to minimise emissions from transport. These requirements should be made clear to all applicants for planning approval.

This is not routinely done in Planning Committee in Fareham and this Publication Plan should be embracing the opportunity to apply these requirements to all Planning Approvals going forward.

- Para 8.60 Section 8 mentions the requirement of meeting CO2 emission reduction targets. It does not state what the target should be it refers to individual developments power generation rather than what each development should achieve over and above Building Regulations requirements. The Plan is not positively prepared.
- Similarly in Para 11.35, the Council does not have a sound and effective approach to carbon emissions reduction in the Borough.
- Policy CC1 describes Green Infrastructure but the Borough does not have a Green Belt and non is planned.

#### **Test of Soundness - Healthcare**

Para 10.27 in the Infrastructure Delivery Plan calls for the expansion of health care provision (critical prioritisation) through GP locations in the Western Wards. There is no scope to do this.

## **Complies with Need to Cooperate - Housing Need Methodology**

Para 4.6. In agreeing to take up a shortfall of 900 homes from Portsmouth, Fareham Council are taking a big risk. We await the Government's response to last year's consultation on the planning White Paper, Planning for the Future, which proposes key changes to remove the duty to cooperate and potentially removing the 5 year land supply.

## **Matters of Legal Compliance - Community Involvement**

- The residents have challenged the Council in the High Court of Justice in May 2021 and won their case the judge confirmed the following points: a) that the Council acted unlawfully and unfairly towards the residents. The residents evidence was ignored and that the residents were prejudiced by the late submission of documents by the Council. b) that the Planning Committee failed to grapple with the residents request for a deferment. He further stated the "judgement needs to be shared with everyone concerned within the Council in this case, as their are lessons to be learnt from this".
- The Court action was funded by the residents, and costs were considerable, which shows the strength of feeling. The Council, of course, paid out of public funds.
- The residents have been ignored consistently. Since 2017 there have been protest marches, deputations and objections. A petition against the various versions of Draft Local Plans exceeded the required number of signatures needed to trigger a Full Council meeting debate but a debate was refused. The residents raised a challenge to this to the Council's Scrutiny Board but the refusal still stood. To date no debate regarding the petition has taken place.
- The residents have provided community generated evidence to the Council but this has not been considered as good as the desk exercise evidence provided by the Developers. Examples of the community generated evidence ignored by the Council includes evidence on previous land use which has shown that the previous use of land used by the Developer's to calculate their Nitrate budget is incorrect and traffic survey results produced by the residents and Community Speedwatch teams were simply dismissed. This is discriminatory.
- it has been found and confirmed by the Council that the Publication Plan contains errors. The errors are as follows: a) there are sites not included from page 74 of the SHELAA and also on page 52 of the Plan. b) some sites included on page 52 of the Plan have been included in error. c) the addendum on page 56 of the Plan includes an incorrect address. d) perhaps the worst error is that sites identified as suitable for development but which have not yet obtained planning permission are excluded from the total numbers given for HA1. The residents cannot therefore properly establish the impact of this Plan on their community. A Publication Plan containing such large errors relating to the number of properties to be built is Unsound.
- The Introduction to the Publication Plan, Page 1 Para 1.5, states that representations should focus solely on "Tests of Soundness". However, the guidance given in Fareham Today contradicts this and specifies two other areas to focus on, namely "Legal Compliance" and "Duty to Cooperate". A further error in the Plan and misleading and confusing to residents of the Borough wishing to comment on the Plan.

## **Matters of Legal Compliance - Housing Allocations**

- please refer to my para 3 above relating to the errors in this Publication Plan regarding housing numbers. The Publication Plan is Unsound with respect to housing numbers and therefore also housing allocations.
- Para 1.16 of the Publication Plan makes no mention at all of the 2017 Unadopted Draft Local Plan which never came into effect. This Unadopted Plan is what sparked the resident's petition, marches and huge numbers of objections because the area known as HA1 first appeared in the 2017 Plan proposing over 800 houses in one small area which is Warsash. An area with no infrastructure in any respect to support such an expansion.
- In this Publication Plan Officers confirm it is the previous 2015 Plan which is extant. Para 4.8 allows the Council to consider housing sites allocated in the previous adopted Local Plan. As



already established, HA1 did not feature in the 2015 Plan so HA1 should not appear in this Publication Plan.

- However, Page 38 of the Publication Plan ignores this fact stating that HA1 and other sites local to HA1 are included.
- Across the Borough (excluding Wellbourne) the total new homes proposed for specific sites up to 2037 is 5,946. It is proposed The Western Wards (already heavily developed in recent years) contribution to this total number is 1,248 dwellings - 21%. Warsash (part of the Western Wards) is to have 1,001 dwellings - 17%. HA1, which does appear in the adopted 2015 plan) alone contributes 832 dwellings to this number - 14%. This is an unfair distribution of housing allocation
- Further, within HA1 (which is not urban but consists of greenfield sites cheek by jowl with each other) there is no inter connectivity between the sites. All Developers are working in complete isolation to one another resulting in piecemeal development and an unnecessary number of access roads. The Council have failed to implement a "Masterplan" which should have considered the wider picture. Developers are not required to consider the site next door and therefore don't.
- This is contrary to Design Policy D3 para 11.44 which states "Coordination of development within and adjacent to existing settlements and as part of area wide development strategies and master plans is vital to ensure that developments are sustainable, appropriately planned and designed"
- A further Environmental Impact Assessment must be conducted showing the cumulative effect of HA1 in it's entirety.
- in this Publication Plan, Para 4.19 Housing Policies, there are a large number of allocations that are no longer proposed, namely HA 2, 5, 6, 8, 11, 14, 16, 18, 20, 21, and 25. Why was it decided to leave HA1 in as an allocation? How was the Objectively Assessed Housing Need arrived at for HA1?
- The Council's decision to propose HA1 within the now irrelevant 2017 Local Plan, has been taken advantage of by Developers who have submitted numerous applications. The Council within Planning Committee have resolved to grant permission on many of the sites already and advanced preparation for building has commenced on a number of them. This is ahead of the Publication Plan being approved.
- Other Developers have been claiming their sites fit well within HA1. This has resulted in the Council adjusting the boundaries of HA1 to accommodate them. Turning what was designated as Countryside into land for development in the process. A power shift towards the Developers it would seem. The Council is willing to listen to Developers but not to the residents of the Borough.

#### **Matters of Legal Compliance - Habitats Directive and biodiversity**

- The Habitats Directive Strategic Policy NE1 requires designated sites be protected and ENHANCED. The Publication Plan Para 9.51 states that the Council as the Local Planning Authority is (merely) aspiring to Nitrate Neutrality. On page 247, Para 9.54 it is indicated that proposals for development should provide a net REDUCTION in eutrophication for the designated sites in an unfavourable condition so as to restore conditions to favourable. Nowhere does the authority require ENHANCEMENT.
- Para 9.50 (NE4) of the Publication Plan confirms the lesser requirement by stating that permissions will be granted when the integrity of designated sites is maintained. No IMPROVEMENT is required for permission to be granted.
- Policy D4 states that the Council will only "**seek** to improve water quality".
- It is clear that the Local Planning Authority's watered down approach contravenes the Habitats Directive. Given the proximity of the SAC and RAMSAR protected sites to the proposed developments in the Borough (particularly to the Western Wards and HA1 sites) it is not clear how any development could be considered without negatively impacting the protected sites.
- Based on the proximity of the Western Wards and HA1 to the protected sites the deliverability of the proposed developments whilst properly satisfying the Habitats Directive is questionable.

- all the Developments in the Western Wards and HA1 are obtaining nitrate neutrality by purchasing “nitrate credits” from a site on the Isle of Wight owned by the Hants and Isle of Wight Trust which is being re-wilded. (A process that is going to take approximately over ten years). Therefore the protected sites will obtain no benefit from the so called nitrate neutrality of the developments. With this third party approach, water quality in the Solent will not be improved and the designated sites condition (currently unfavourable) cannot be maintained or improved. The approach is flawed.
- Habitats Regulation Assessment. Natural England advise that it is the responsibility of the Local Planning Authority to fulfil it’s legal obligations and satisfy themselves beyond scientific doubt, that adverse effects on the designated SAC, SPA and RAMSAR sites from harmful nutrients generated by new residential development, has been mitigated (rather than compensated). This surely cannot be achieved by buying nitrate credits from the Isle of Wight. to offset the harmful nutrients generated by residential developments in, say, HA1.
- Given the above legal responsibility, The “Introduction” in Para 1.45 surprisingly does not make any mention of the protected sites in and around the Solent.
- in May 2021 in the High Court the judge stated that the Natural England advice note will need to be reviewed in the light of his judgement. He added the judgement should not be interpreted as giving the advice note a clean bill of health. Thus, the Local Planning Authority is not complying with something that is of itself not advice that is robust enough.
- Strategic Policies NE1 and NE2. Southern Water has very recently been fined a record £90m for deliberately dumping billions of litres of raw sewage into the sea for a number of years. This is despite having protected designated sites in our waters which skirt the whole of Fareham Borough Council. This policy of Southern Water’s was discovered as part of the Environment Agency’s largest ever criminal investigation which found raw sewage had been diverted away from treatment works and into the environment. Until this is addressed the unfavourable condition of the Solent and in particular the protected designated sites cannot be improved.
- The Borough does not have the sewage treatment capacity to cope with all the new building developments. The Solent SAC, SPA and RAMSAR cannot be protected and their quality improved until the capacity for the treatment of raw sewage is addressed. This issue is not dealt with in this Publication Plan but it is absolutely key to resolve sewage treatment before any building should go ahead.

## Technical Note 04

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Project:	<b>Highways England Spatial Planning Arrangement 2016-2024</b>	Job No:	<b>60659714 / SF001.005</b>
Subject:	<b>Fareham Revised Publication Draft Local Plan 2037 and Supporting Documents Review</b>		
Prepared by:	<b>Kimberley Pettingill</b>	Date:	<b>21<sup>st</sup> July 2021</b>
Checked by:	<b>Andrew Cuthbert</b>	Date:	<b>22<sup>nd</sup> July 2021</b>
Verified by:	<b>Liz Judson</b>	Date:	<b>22<sup>nd</sup> July 2021</b>
Approved by:	<b>Andrew Cuthbert</b>	Date:	<b>23<sup>rd</sup> July 2021</b>

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### Executive Summary

Following a review of the Revised Regulation 19 Fareham Publication Draft Local Plan 2037 and documents prepared in support of the 2037 Fareham Local Plan, AECOM make the following recommendations.

#### Recommendations regarded as critical to the acceptability of the forthcoming Local Plan

None

#### Recommendations regarded as important but not critical to the acceptability of the forthcoming Local Plan

1. Clarification should be sought with regards to the housing figures used within the SRTM model (for both the 2036 baseline, and 2036 Do Minimum scenarios). (para 5.12).
2. The SRTM modelling should be updated to reflect the level of anticipated employment growth identified within the revised PLP. (para 5.14).

**AECOM advise Highways England to formally raise the concerns highlighted in this note in the consultation response to the Revised Fareham Publication Draft Local Plan 2037 Draft Transport Strategy and to continue to work with Fareham Borough Council and the other stakeholders to resolve the issues identified.**

# Technical Note 04

## 1. Introduction

- 1.1. This Technical Note (TN) documents a review, carried out by AECOM on behalf of Highways England, of the Revised Regulation 19 Fareham Publication Local Plan (the PLP). The purpose of this review is to understand the impact of the proposed Local Plan site allocations within Fareham on the Strategic Road Network (SRN) and to determine whether sufficient highway infrastructure and mitigation is proposed to accommodate the planned growth.
- 1.2. AECOM have previously undertaken four tasks in relation to the Fareham Local Plan with the initial work being reported in AECOM TN01 and TN02. TN02 documents AECOM's review of the Fareham Local Plan 2036 Supplement document, which set out the plan for future development within Fareham and was an extension of the 2017 Draft LP which had already been consulted on. Within the LP Supplement, the development strategy and housing sections of the 2036 plan had been updated to reflect the increased housing requirements for Fareham. The work reported in Briefing Note BN03 reported on the responses received from the Local Planning Authority and their Consultants to the issues raised in TN02. The most recent work reported in TN03 was a review of the previous (since revised) Regulation 19 Fareham Publication Local Plan whereby AECOM determined that the LP had changed since the previous AECOM review and assessed whether the amendments were likely to have a detrimental impact on the SRN.
- 1.3. The purpose of this review is therefore to determine what has changed within the revised PLP since the last AECOM review (presented in TN03), and to assess whether any of the amendments are likely to have a detrimental impact on the SRN .
- 1.4. The documents, issued by Fareham Borough Council (FBC) for consultation under Regulation 19 (Town and Country Planning Regulations 2012) and included in this review are as follows:
  - Fareham Publication Local Plan 2037 Revised;
  - Revised Publication Plan Technical Transport Note (June 2021); and
  - Highways Technical Support for Local Plan Downend Sites (June 2021).
- 1.5. It is noted that the following documents have not been updated since AECOM's previous review, and therefore a detailed review has not been undertaken. However AECOM have undertaken a high-level review of these documents in light of the changes within the most recent Local Plan:
  - Infrastructure Delivery Plan 2020;
  - Strategic Transport Assessment (Atkins, September 2020) and supporting appendices; and
  - Strategic Transport Assessment SRTM Modelling Report (Systra, August 2020).
- 1.6. The PLP contains strategic priorities, policies and allocations which aim to achieve sustainable development in the Borough, whilst also identifying and protecting its valued assets. The PLP sets out what the Council considers are the opportunities for development and policies on what will or 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.
- 1.7. The IDP is a supporting document to the PLP. It outlines the existing and planned infrastructure improvements required to accommodate LP growth.
- 1.8. The SRTM report forms part of the evidence base for the PLP, and informs the modelling section of the Strategic Transport Assessment (STA). AECOM have previously reviewed, on behalf of Highways England, both the initial version of the SRTM report (issued July 2019) and the updated version (issued in January 2020). These reviews are reported in our TN01, TN02 and BN03, dated October 2019, February 2020 and April 2020, respectively. Within these reports AECOM made a number of recommendations for additional assessment to be carried out to support the LP.

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- 1.9. AECOM will undertake a general high level overview of the Revised Publication Draft of the Local Plan (and relevant supporting documents) to determine what has been amended since the previous review and that nothing significant has been introduced that would be a threat to the SRN.
- 1.10. AECOM will review the latest LP consultation documents listed above against our previous recommendations from TN01, TN02, BN01, and TN03 to determine whether these have been addressed. This TN04 will highlight any potential points of concern to Highways England and advise whether it would be appropriate to make any representations to the consultation documents, with a view to protecting the safe and reliable operation of the SRN.
- 1.11. The revised PLP represents the 'Publication' stage of the Local Plan process. It is the result of updating and merging the Regulation 18 Draft Local Plan and Supplement taking into account the changes to national policy and guidance as well as comments received during the consultation exercises. This is the final stage before the Local Plan is submitted to the Secretary of State for independent examination. This Regulation 19 Local Plan consultation period is open until **Friday 30<sup>th</sup> July 2021**.
- 1.12. For ease of reference, AECOM's main comments and recommendations are presented in bold and underlined text throughout the note. Recommendations regarded as critical to the acceptability of the PLP are coloured **red**. Recommendations regarded as important but not critical to the acceptability of the PLP are highlighted in **amber**.

## 2. Background

- 2.1. Fareham Borough Council is the Local Planning Authority for a significant area within South Hampshire between the cities of Southampton and Portsmouth.
- 2.2. The development strategy proposed by the Revised Local Plan includes:
  - Provision for at least 9,556 new residential dwellings and 121,964m<sup>2</sup> of new employment floorspace (the previous PLP proposed a minimum of 7,295 houses and 104,000m<sup>2</sup> employment floorspace);
  - The strategic employment site at Daedalus (Solent Enterprise Zone) to deliver an additional 77,200m<sup>2</sup> of employment floorspace over and above that already planned for;
  - Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least 961 dwellings as part of a wider regeneration strategy (the previous PLP proposed 428 dwellings); and
  - 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.
- 2.3. Fareham is served by the M27 Motorway, with M27 Junctions 9, 10 and 11 lying within the Borough. Highways England are therefore concerned with the impact of planned growth on the safe and free-flow of traffic using the M27 and whether sufficient infrastructure and mitigation is proposed to accommodate this growth.
- 2.4. The Fareham PLP consultation documents (listed in para 1.4 of this TN) have been reviewed in the context of DfT Circular 02/2013 and Highways England's 'Planning for the Future' guidance, which provides an outline of matters that will be considered when Highways England are engaged in the local plan process. It states that Highways England will "*seek to provide a recommendation as to the soundness of proposed policies and proposals in relation to their interaction with the SRN*".

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## 3. Revised Publication Local Plan 2037

3.1. FBC's current adopted local plan comprises three parts as follows:

- Local Plan Part 1 (LP1) Core Strategy (adopted in August 2011);
- Local Plan Part 2 (LP2) Development Sites & Policies (adopted in June 2015); and
- Local Plan Part 3 (LP3) The Welborne Plan (adopted in June 2015).

3.2. The Fareham Local Plan 2037 will formally replace the adopted LP1 and LP2. Local Plan Part 3: 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.

3.3. The Fareham Local Plan proposed plan period will cover a minimum of fifteen years from the date of adoption, which is anticipated to take place in 2022, the period will therefore extend to 2037. This period differs from that stated in earlier drafts (2020 to 2036) and has been reflected in the plan name which has changed from Fareham Local Plan 2036 to Fareham Local Plan 2037.

3.4. Since the publication of the previous PLP and most recent AECOM review (reported within TN03), the Government released its response to the August 2020 'Planning for the right homes in the right places' 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". 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 have led to the revised Publication Local Plan, which is the subject of this AECOM review.

3.5. The PLP also makes provision for an additional 900 dwellings (previous PLP, 847 dwellings) over the plan period, in order to contribute to neighbouring authority unmet housing needs (i.e. within Portsmouth City Council and Gosport Borough Council).

3.6. Policy H1 states that the Council will make provision for at least 9,560 new homes across the Borough during the Plan period of 2021-2037. Housing will be provided through:

- An estimated 869 homes on sites that already have planning permission;
- An estimated 4,184 homes on sites with resolutions to grant planning permission as of 01 April 2021, including at Welborne Garden Village;
- Approximately 3,358 homes on sites allocated in policies HA1, HA3, HA4, HA7, HA9-HA10, HA12, HA13, HA15, HA17, HA19, HA22-HA24, HA26-HA56;
- Approximately 959 homes on specified brownfield sites and/or regeneration opportunities in Fareham Town Centre, as identified in policies FTC3-9 and BL1;
- An estimated 1,224 homes delivered through unexpected (windfall) development.

3.7. The plan shows that there are sufficient sites to provide 10,594 new homes across Fareham between 2021 and 2037, which allows for an 11% contingency (over the minimum requirement) should delivery on some sites not match expectations.

3.8. The PLP previously reviewed by AECOM and reported in TN03, stated a requirement for a minimum of 403 dwellings per annum to be delivered over the 16 year plan period (totalling 6,448

## Technical Note 04

dwelling), with an additional 847 dwellings to contribute to unmet housing needs in neighbouring authorities. Therefore, the previous PLP identified the requirement for a minimum of 7,295 houses over the 16 year plan period. Policy H1 previously stated that the council would make provision for 8,389 new homes. This revised PLP identifies the requirement for a minimum of 9,556 new houses and proposes to make provision for 10,594 new homes. Therefore, this revised PLP includes the provision of an additional 2,205 new houses over the 16 year plan period.

- 3.9. The general locations of the areas proposed for growth are illustrated on Figure 3.1 of the PLP.
- 3.10. The proposed development sites and growth areas included within the revised PLP have been compared to those included within the previous PLP, and AECOM note that there are a number of differences, as outlined in further detail below.

### **Housing Allocation Policies**

- 3.11. A number of additional sites are included in the revised PLP that were not previously included within the previous PLP; these are listed below:
- FTC7: Land adjacent to Red Lion Hotel, Fareham (18 dwellings)
  - FTC8: 97-99 West Street, Fareham (9 dwellings)
  - FTC9: Portland Chambers, West Street, Fareham (6 dwellings)
  - HA46: 12 West Street, Portchester (8 dwellings)
  - HA47: 195-205 Segensworth Road, Titchfield (8 dwellings)
  - HA48: 76-80 Botley Road, Park Gate (18 dwellings)
  - HA49: Menin House, Privett Road, Fareham (50 dwellings (net yield 26))
  - HA50: Land north of Henry Cort Drive, Fareham (55 dwellings)
  - HA51: Redoubt Court, Fort Fareham Road (20 dwellings (net yield 12))
  - HA52: Land west of Dore Avenue, Portchester (12 dwellings)
  - HA53: Land at Rookery Avenue, Swanwick (6 dwellings)
  - HA54: Land east of Crofton Cemetery and west of Peak Lane (180 dwellings)
  - HA55: Land south of Longfield Avenue (1,250 dwellings)
  - HA56: Land west of Downend Road (550 dwellings)
  - BL1: Broad Location for Housing Growth (620 dwellings)
- 3.12. It is considered that site reference HA56 (Land west of Downend Road) would be of particular interest to Highways England due to the proposed scale of the development at each site, and the positioning of the site within the vicinity of M27 Junction 11. By contrast, site reference HA55, although it is larger, is more remote from the SRN and occupies part of an area previously identified as a 'Strategic Growth Area' and already accounted for in the modelling. Site BL1 is a site within the town centre and would comprise the re-development of a shopping centre and associated car parks and similar land uses.
- 3.13. Highways England's previous response to the 'Issues and Options' consultation which took place in the summer of 2019 should also remain, that *'consideration will need to be given to assessing the cumulative impact of new sites that might be taken forward together with already planned growth in Fareham on the SRN'*.

### **Employment Land Provision**

- 3.14. Since the previous AECOM review of the previous PLP, the Partnership for South Hampshire (PFSH) published its Economic, Employment and Commercial Needs (including logistics) Study (Stantec, March 2021) setting out the overall need for and distribution of development in South Hampshire to 2040. FBC consider that this document provides a more up to date picture of employment need than the previous Business Needs, Site Assessments and Employment Land Study (2019). This assessment identified the need for a more flexible allocation of E-class 'Office'

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and 'Industrial' employment uses rather than specific B1 (office), B2 (industrial) and B8 (warehousing and logistics) employment use classes.

- 3.15. Policy E1 of the revised PLP therefore identifies a requirement for Office and Industrial uses, with site allocations considered flexible for any type of office, industrial and warehousing/logistics employment use. It states that from 2021 to 2037, provision of 121,964m<sup>2</sup> of new employment floorspace will be supported. This is in excess of the provision of 104,000m<sup>2</sup> within the previous PLP.
- 3.16. Seven employment land sites have been allocated within the PLP, Faraday Business Park (Daedalus East), Swordfish Business Park (Daedalus West) and Solent 2, all previously identified in Local Plan Part 2 and within the LP Supplement, as well as the following four additional sites:
- E4a: Land North of St Margaret's roundabout, Titchfield (4,000m<sup>2</sup>);
  - E4b: Land at Military Road, Wallington (4,750m<sup>2</sup>);
  - E4c: Little Park Farm, Segensworth West (11,200m<sup>2</sup>); and
  - E4d: Standard Way, Wallington (2,000m<sup>2</sup>).
- 3.17. Policies E2, E3 and E4 outline the details for Faraday Business Park, Swordfish Business Park and Solent 2 which detail similar capacity figures as reported within the previous PLP (although it is noted that 12,800m<sup>2</sup> of land is allocated for Swordfish Business Park, previously allocated for 12,100m<sup>2</sup>).
- 3.18. With regards to the additional employment allocation sites, it is considered that site reference E4b (Land north of Military Road) and site reference E4d (Standard Way, Wallington) would be of particular interest to Highways England due to the positioning of the sites within the vicinity of M27 Junction 11. Site reference E4c (Little Park Farm, Segensworth West) would also be of particular interest to Highways England due to the positioning of the site within the vicinity of M27 Junction 9.

### **Strategic Growth Areas**

- 3.19. The LP Supplement (reviewed within AECOM TN02) proposed two Strategic Growth Areas (SGAs) within the Borough of Fareham, which were intended to play a role in meeting the total housing requirement, particularly in relation to unmet need, and were proposed as a result of the introduction of the current standard methodology which is higher than that included in the previous Local Plan. However, as the Government is consulting on a revised standard methodology which would see Fareham's need fall again, these SGAs have not been included within the revised PLP. However, the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and therefore a number of concerns raised by AECOM in TN02 in relation to significant amounts of development coming forward in close proximity to M27 Junction 11 may be of significance once again. In addition, the additional site allocation HA55 is on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham', although AECOM stated that the proposed SGA south of Fareham is further from the SRN, previous concerns were raised that its cumulative impact may have the potential to affect M27 Junctions 9, 10 and 11.
- 3.20. Table 4.2 of the revised PLP shows that there are sufficient sites to provide 10,594 net new homes across Fareham Borough from 2021 up to 2037, demonstrating that housing supply is in excess of the housing requirement allowing for a contingency should delivery on some sites not match expectations. Slightly over a third (3,610) of the 10,594 are located at Welborne, where there is a resolution to grant planning permission, together with a further 1,478 on sites which are either consented or have resolution to grant status. The PLP therefore proposes a net increase of 5,506 dwellings over the plan period over and above existing commitments.



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## 4. Infrastructure Delivery Plan

- 4.1. The Interim Draft Infrastructure Delivery Plan (IDP) was reviewed as part of AECOMs TN02, and any outstanding concerns following the provision of additional technical material were raised in AECOM's BN03. AECOM's TN03 reviewed the current IDP, dated September 2020 and it has not been updated since, nor has the junction modelling. Therefore, this TN does not include a further review of this document. However the IDP has been referred to in the section below

## 5. Strategic Transport Assessment (STA) and Sub-Regional Transport Model Report

- 5.1. A detailed review of the SRTM modelling was undertaken as part of AECOM's TN01 and subsequently TN02 and BN03. The modelling and STA has *not* been updated to reflect the most recent amendments to the PLP proposed housing and employment growth figures. Therefore, this review focuses on whether the changes to the revised PLP since the previous review identified in the sections above have been accounted for in the existing STRM modelling (undertaken as part of the STA), rather than a full review of the SRTM methodology adopted. In addition, any outstanding concerns raised as part of the previous reviews have been identified.

- 5.2. AECOM's TN01 documents a review of the July 2019 SRTM Modelling Report which supported the 'Issues and Options' LP consultation in the Summer of 2019. The SRTM assessment was then updated in the January 2020 SRTM Model Output Summary Report to account for the increased housing requirement for Fareham as covered by the LP Supplement, the review of which is documented in AECOM's TN02. BN03 was produced following discussions with representatives of Fareham Borough Council (FBC), HCC and their Consultants Atkins and Systra, and the provision of additional technical material. BN03 outlined two recommendations carried over from TN02 that were still considered outstanding (both regarded as important but not critical to the acceptability of the forthcoming Local Plan). These were as follows:

- Clarification should be provided on the way in which the proposed development 'North of Whiteley' has been incorporated in to the modelling and the nature of the junction improvements assumed to have taken place at M27 Junction 9 in the scenarios modelled (AECOM TN01 para 4.4).
- The volume / capacity (v/c) plots should be provided in the SRTM Report to gain an understanding of the difference between the 2036 Baseline and 2036 Do Minimum scenarios on the M27 main line (para 5.17).

- 5.3. This information was subsequently provided.

- 5.4. The conclusions reached within AECOM's BN03 were as follows:

*'AECOM's review of the results of the modelling undertaken has not identified any obvious showstoppers to the emerging Local Plan as currently proposed and this appears to be the case whether [or not] the major development at Welborne, and its associated improvement scheme at M27 Junction 10, goes ahead.'*

*However, there are a number of locations at which long queues are predicted, albeit the net increase in queueing attributable to the Local Plan itself appears to be relatively small. In these locations, the impact of Strategic Growth Areas and substantial individual development sites may identify a need for highway capacity-based mitigation measures as the sites concerned come forward through the Planning Application process, with Transport Assessments supported by detailed junction capacity models. In AECOM's view, these locations include the following:*

- *The A27 (north) approach to the Segensworth roundabout from M27 Junction 9; and*
- *The M27 westbound off-slip road at M27 Junction 11.*

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*AECOM therefore recommend that the Infrastructure Delivery Plan (IDP) associated with the Local Plan should state a potential requirement for developer-funded mitigation measures at the locations specified.'*

- 5.5. It is noted that since the previous review of the IDP (reported in TN03), it has not been updated and has therefore not been reviewed in details within this TN. It is, however, disappointing that the current IDP does not explicitly define such a requirement.
- 5.6. The key changes to the LP at the LP Supplement, previous PLP and revised LP stages are shown in the table below:

<b>Key Change</b>	<b>LP Supplement (full modelling check undertaken by AECOM)</b>	<b>Previous PLP (high level check undertaken by AECOM to identify LP changes and potential impacts on the modelling)</b>	<b>Revised PLP</b>
<b>LP Period</b>	2021-2036	2021-2037	2021-2037
<b>Housing growth identified</b>	8,320	8,386 (69 additional homes in comparison to LP Supplement)	10,594 (2,274 additional homes in comparison to LP Supplement)
<b>Strategic Growth Areas (SGAs)</b>	Yes (included in the modelling as additional to the 8,320 proposed to be allocated)	No (but still included in the modelling)	No, but the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and HA55 is on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham'
<b>Additional Housing Sites</b>	-	Yes, but unlikely to be a concern to Highways England in isolation	Yes, most of them are unlikely to be a concern to Highways England in isolation. Site HA56 may be a concern to Highways England due to its proximity to M27 J11.
<b>Employment Land Growth Identified</b>	130,000m <sup>2</sup> (100,700m <sup>2</sup> included in modelling)	104,000m <sup>2</sup>	121,964m <sup>2</sup>
<b>Faraday Business Park</b>	40,000m <sup>2</sup>	65,100m <sup>2</sup>	65,100m <sup>2</sup>

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<b>Swordfish Business Park</b>	8,000m <sup>2</sup>	12,100m <sup>2</sup>	12,800m <sup>2</sup>
<b>Additional Employment Land</b>	-	-	Additional sites E4b (Land north of Military Road) and E4d (Standard Way, Wallington) would be of particular interest to Highways England due to the positioning of the sites within the vicinity of M27 Junction 11. Site Ref E4c (Little Park Farm, Segensworth West) would also be of particular interest to Highways England due to the positioning of the site within the vicinity of M27 Junction 9.

- 5.7. The table above demonstrates that since AECOM previously reviewed the modelling undertaken, The housing growth figure has increased significantly, and the employment growth figure is higher than included within the SRTM modelling. The SGAs no longer form part of the local plan; however these sites are now included as housing site allocations (albeit with fewer dwellings proposed than the previous SGAs).

### Assessment Scenarios

- 5.8. The SRTM has a base year of 2015, and forecast years of 2019, 2026, 2031, 2036 and 2041. For the Fareham Local Plan assessment, scenarios were forecast to 2036 and scenarios have been developed as follows:
- **Scenario 1** – 2036 Baseline, no Fareham Local Plan development except committed sites. Welborne (4,260 residential units) and M27 Junction 10 included.
  - **Scenario 1a** – 2036 Baseline, no Fareham Local Plan development except committed sites. Welborne capped at 1,160 residential units, no M27 10 scheme included.
  - **Scenario 2** – 2036 Do-Minimum (Do Minimum), full Fareham Local Plan development without transport mitigation measures, Welborne (4,260 residential units) and M27 Junction 10 included.
  - **Scenario 2a** – 2036 Do Minimum, full Fareham Local Plan development without transport mitigation. Welborne capped at 1,160 residential units, no M27 Junction 10 scheme.
  - **Scenario 3** – 2036 Do Something (Do Something) full Fareham Local Plan development with potential mitigation measures.
- 5.9. The above scenarios allow the net impact of the PLP on the key junctions of interest to Highways England to be quantified, whether Welborne goes ahead in full (and brings with it the proposed improvement to M27 Junction 10) or whether it is capped at 1,160 dwellings and does not bring about the M27 J10 improvement.
- 5.10. The PLP will run to 2037; however, the SRTM modelling has used a future year of 2036. No explanation has been provided within the Strategic TA/ STRM modelling report as to why this is the case. AECOM recommend acceptance of the use of 2036, which is a common year for which runs of the SRTM have been made, as a proxy for the new end-date of the PLP.

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- 5.11. For the purposes of this review, Scenarios 2 and 3 are of most interest, as these are the scenarios where the full local plan development has been included. Table 7-1 of the STA indicates that the modelling assumes an additional 6,051 dwellings over the period 2015 to 2036 with the PLP (Scenario 2) than over the same period in the baseline (Scenario 1). This is further substantiated by comparing Tables 7-3 and 7-4, where the difference between the dwelling totals in the two tables is also 6,051. Table 7-5 of the TA sets out the (previously) proposed growth in the PLP between 2021 and 2037 of 8,389 (the figure quoted in the previous PLP), which, once existing commitments (5,410) are deducted, gives a net increase due to the LP of 2,979 dwellings. There is some difficulty in reconciling these figures because one is for the period 2015 to 2036, and the other, 2021 to 2037. Nevertheless, AECOM previously reported within their review of the previous PLP (in TN03), that there appeared to be a significant discrepancy (of 3,072 dwellings) between the modelled figure and the figure in the previous PLP, given that they both purport to represent the net impact of the PLP over and above existing commitments. AECOM previously stated that they could not find an explanation for this in the TA and were concerned that the figure used may be excessive and may result in the modelling reporting more excessive delays and queueing than are likely, and potentially presenting an unrealistic prediction of the future operation of the highway network.
- 5.12. The revised PLP quotes a housing growth figure of 10,594 (2,205 more than the previous PLP) and therefore it would appear that, although this figure more closely reflects the levels included within the modelling, the housing growth assumptions used within the SRTM modelling still remain excessive. **AECOM therefore recommend that clarification is provided with regards to the housing figures used within the SRTM model (for both the 2036 baseline, and 2036 Do Minimum scenarios).**
- 5.13. Paragraph 7.24 of the STA states that the modelling includes the two potential Strategic Growth Areas (SGAs) North of Downend and South of Fareham, and this is confirmed by reference to Figure 7-2, which shows 650 dwellings North of Downend and 1,975 South of Fareham. These SGAs are no longer allocated in the revised PLP, however the additional site allocation HA56 is on the same parcel of land previously known as 'Strategic Growth Area: Land North of Downend' and proposes 550 dwellings, so a broadly similar number of dwellings as the North of Downend SGA. In addition, the additional site allocation HA55 appears to be on the same parcel of land previously known as 'Strategic Growth Area: Land South of Fareham' and proposes 1,250 dwellings. It is therefore considered that, although the SRTM modelling includes more dwellings at the above two sites than proposed within the revised PLP (within the SGAs), what is included is robust and more accurately reflects the revised PLP forecasts than the previous PLP.
- 5.14. Paragraph 7.7 of the STA states that the PLP will result in approximately 3,000 additional jobs in the Borough over the period 2015 to 2036. Paragraph 7.23 of the STA states that the employment site allocations shown in Table 7-6 of the STA have been included in the model, which shows the cumulative impact of these expansions. Table 7-6 reflects similar levels of employment site growth over the three key employment land sites (Faraday Business Park, Swordfish Business Park and Solent 2) as identified within the PLP, however it does not include for the additional four sites identified within the PLP (equating to an additional 21,950m<sup>2</sup> of employment floorspace), some of which are within the vicinity of the SRN. Therefore, on this basis, **AECOM recommend that the SRTM modelling is updated to reflect the level of anticipated employment growth identified within the PLP.**

### Results

- 5.15. The previous AECOM reviews of the SRTM Report identified the following locations to be of interest to Highways England:
- Segensworth Roundabout – approach from M27 Junction 9;
  - M27 Junction 9;
  - M27 Junction 11 (including the Boarhunt Road M27 Junction 11 off-slip junction); and
  - Delme Roundabout - approach from M27 Junction 11.

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- 5.16. For the purpose of the TA, the following definitions are adopted:
- A 'significant' impact is one where a junction has an RFC of greater than 85% and there is an increase of more than 5% on any one approach arm;
  - A 'severe' impact is one where a junction has an RFC of greater than 95% and there is an increase of more than 10%, or where a delay of greater than 120 second increases by more than 60 seconds per vehicle on any one approach arm
- 5.17. AECOM agree that these are suitable thresholds for identifying junctions likely to be of particular interest in terms of traffic capacity/ congestion effects.
- 5.18. The impact of growth to the 2036 Baseline is illustrated on Figure 8-1 of the TA, where 'severe' impacts are indicated at M27 Junctions 9 and 11 and at the Segensworth roundabout, and a 'significant' impact is predicted at the Delme roundabout.
- 5.19. The net impact of the PLP is illustrated on Figure 9-1 of the STA, where 'significant' impacts are indicated at the Segensworth and Delme junctions and that M27 Junctions 9 and 11 fall below the definition of 'significant'. Whilst M27 Junction 10 is indicated as having a significant increase in traffic flows (TA para 9.5 refers), it does not meet the criteria for a 'significant' impact, presumably because the new layout proposed by the Welborne developer allows it to remain within capacity.
- 5.20. Chapter 10 of the STA reports on the results of a sensitivity test in which the impact of the PLP is tested in a scenario in which Welborne is capped at 1,160 dwellings and the improvements to M27 J10 do not take place. These indicate a 'severe' impact from the PLP at the Segensworth roundabout and a 'significant' impact at the Delme, but not at either M27 Junctions 9 or 11.
- 5.21. Chapter 11 of the STA sets out proposed mitigation schemes at a number of junctions within the Plan area. Whilst the Segensworth roundabout is indicated as having a 'significant' impact, the arm concerned (Little Park Farm Road) is stated as having a low delay per vehicles and manageable queue length. With the introduction of employment site E4c (Little Park Farm) in the revised PLP; this impact may now be different to that reported within the previous SRTM modelling. The problems presented at the Delme roundabout are described in paras 11.40 – 11.42 of the STA. Mitigation in the form of further signalisation of this roundabout is proposed, with bus lane and bus priority signals, segregated cycle lanes and improved pedestrian crossing facilities. This proposal is said to be at an advanced stage of design and to provide adequate capacity in the AM peak, in the 2036 Do Minimum, with further work required to bring the junction within capacity in the PM peak. However, in the Scenario 3 (Do Something scenario), it returns to being within capacity, with a reduction in flow predicted on the approach from M27 Junction 11. The results tabulated in the Local Junction Modelling Report indicate that the approach from M27 Junction 11 remains within capacity in all scenarios.
- 5.22. In Scenario 3, a 'significant' impact is predicted at M27 Junction 9 on the westbound off-slip. However, this is said (at TA para 12.17) to be soluble by adjustment to traffic signal timings on the A27 junctions with Redlands Lane and Bishopsfield Road.
- 5.23. The SRTM modelling report sets out in more detail the results of the SRTM model runs for the Scenarios tested. Results in terms of predicted levels of queueing on M27 slip roads, and on the approaches to the Delme and Segensworth roundabouts from M27 Junctions 11 and 9, respectively, are exactly the same as previously reported, and summarised in section 3 of AECOM's BN03. This confirms that the modelling undertaken has not been adjusted to reflect the amended housing growth set out in the revised PLP relative to previous drafts of the emerging LP.
- 5.24. Therefore, no further review of the modelling outputs has been undertaken. The previous recommendations in BN03 still stand. For reference, these included:
- *AECOM's review of the results of the modelling undertaken has not identified any obvious showstoppers to the emerging Local Plan as currently proposed and this appears to be the*

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*case whether the major development at Welborne, and its associated improvement scheme at M27 Junction 10, goes ahead.*

- *However, there are a number of locations at which long queues are predicted, albeit the net increase in queueing attributable to the Local Plan itself appears to be relatively small. In these locations, the impact of Strategic Growth Areas and substantial individual development sites may identify a need for highway capacity-based mitigation measures as the sites concerned come forward through the Planning Application process, with Transport Assessments supported by detailed junction capacity models. In AECOM's view, these locations include the following:*
  - *The A27 (north) approach to the Segensworth roundabout from M27 Junction 9;*
  - *The M27 westbound off-slip road at M27 Junction 11.*
- *AECOM therefore recommend that the Infrastructure Delivery Plan (IDP) associated with the Local Plan should state a potential requirement for developer-funded mitigation measures at the locations specified.*

5.25. The IDP states on page 72, under 'additional information to note' that '*when considering proposals for growth, any impacts on the SRN needs to be identified and mitigated as far as reasonably possible. Highways England will support proposals that consider sustainable measures which manage down demand and reduce the need to travel. Proposed new growth will need to be considered in the context of the cumulative impact from already proposed development on the SRN and infrastructure improvements on the SRN should only be considered as a last resort.*'

5.26. In addition, Policy TIN2 of the PLP, 'Highway Safety and Road Network' states that:

*'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.'*

5.27. Therefore, AECOM consider that the text contained within both the IDP and the revised PLP adequately safeguard the SRN by clearly stating that any impacts will need to be identified and mitigated. It is therefore considered that the recommendation at Paragraph 4.6 of BN03 has been adequately addressed.

## 6. Technical Transport Note in Support of Fareham Local Plan (2037)

6.1. AECOM have undertaken a review of the 'Technical Transport Note in Support of Fareham Local Plan (2037)' document (TTN) (dated June 2021). The TTN aims to provide a high level assessment of the potential differences between the scenarios modelled in the 2020 Transport Assessment and the scenario within the Revised Publication Plan.

6.2. The TTN highlights the 2020 Strategic Transport Assessment findings and conclusions. It then goes on to identify the changes in proposed growth within the revised PLP against those included in the previous modelling (presented in the 2020 STA) with regards to:

- net changes in the quantum of development;
- changes in quantum of allocations; and

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- net changes in the distribution of development.
- 6.3. With regards to the net changes in the quantum of development, the TTN states that since the previous modelling was undertaken there have been a number of changes to the growth scenario within the Draft Plan as a result of changes to proposed policies regarding both housing and employment, and changes to the number of completions, permissions and windfall sites since the original model runs. The net changes across all model zones are shown in the maps shown in Figures 1-3 of the TTN.
- 6.4. With regards to the changes in quantum of allocations, para 3.2.1 of the TTN states that *'changes are proposed to both the quantum and distribution of allocations. It should be noted that the former strategic growth areas have now become allocations, and the quantum of development in these areas has changed'*. AECOM have noted these changes in the sections above.
- 6.5. Table 1 of the TTN shows the overall change in quantum of allocations only from the 2019 modelling (presented within the 2020 STA).

Table 1: Changes in quantum of proposed allocations

Allocation type	Quantum (Absolute change)	Quantum (% change)
Residential	- 560 dwellings	- 11.4%
Office	- 25,200 sqm	- 68%
Industry and warehousing	+ 9,850 sqm	+ 10%
Other* land uses	- 20,074 sqm	- 81 %

- 6.6. Table 1 of the TTN demonstrates that allocations in the revised PLP are lower in quantum across residential, office and other land uses, and higher in industry and warehousing land uses, than previously accounted for. Overall, there is a decrease in the quantum of allocations in the revised PLP.
- 6.7. With regards to the net changes in the distribution of development, the TTN states that as well as the variations in quantum of development, changes are also proposed to the distribution of completions, windfall, permissions and allocations.
- 6.8. Figure 1 of the TTP shows the residential development quantum changes between the 2019 modelling and the revised PLP, and from Highways England's perspective, shows generally a reduction in dwellings in the vicinity of the SRN, with the majority of increases concentrated around the town centre and away from the SRN junctions. Figure 2 shows significant increases in office space developments (B1) around M27 Junctions 9 and 10 and Figure 3 shows significant increases in Industry and Warehousing (B2 and B8) developments to the north of M27 Junction 9 and to the south of Junction 11.
- 6.9. Section 4.1.1 of the TTN under the heading 'next steps' states that *'the overall quantum of proposed allocations is now lower than that tested through the 2020 Draft Plan. It could, therefore, be said that the 2020 Draft Plan represents a very robust assessment of the quantum of development on the highway network. However, the distribution of uses, and the changes in the baseline, mean that localised impacts would be experienced'*.
- 6.10. The TTN goes on to state that *'given that the quantum of allocated development proposed is now lower than previously tested, it is anticipated that the overall transport impacts of the proposed allocations are likely to be capable of mitigation. There may be additional mitigation requirements, particularly in localities where development has increased, and further work will be undertaken to assess this. The Revised Publication Local Plan requires site specific Transport Assessments to be undertaken for sites. These assessments must include considerations of potential impacts for other allocated sites and must meet the criteria of the Highways Authority and, where relevant, the*

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*Highways Agency (sic). Given the overall reduction in traffic generated, the Plan is still anticipated to be deliverable and sound overall from a transport perspective, albeit potentially with some additional localised mitigation measures'.*

- 6.11. Although it is agreed that the redistribution of uses and allocation sites will result in localised impacts that have not been reported in the modelling work undertaken to date, AECOM agree that the modelling undertaken still offers a robust assessment of the development quantum and the impacts on the SRN, and that these impacts should be capable of being identified and mitigated as required through site specific Transport Assessments.

### 7. Downend Sites Highways Review

- 7.1. AECOM have undertaken a high level review of the 'Downend Sites Highways Review' (DSHR) document produced by Mayer Brown (dated June 2021).
- 7.2. The DSHR report considers the area previously known as 'Strategic Growth Area: North of Downend', which was included in the Regulation 18 Draft Local Plan and was not included in the Publication Plan, and is now known as Downend Road East and Land west of Downend Road. The revised PLP includes development on land to the east and west of Downend Road which is proposed for 900 dwellings. Development on the land east of Downend Road is included as allocation HA4 Downend Road East in the Publication Plan and has capacity to provide 350 of the 900 dwellings. Mayer Brown have produced a separate Highway Review for allocation HA4 Downend Road East, dated November 2020. As HA4 Downend Road East has been included within the LP for the previous AECOM reviews, the November 2020 report has not been reviewed within this TN, which focuses on the new allocation, HA56.
- 7.3. The DSHR report considers the highway and transport issues for the housing sites east and west of Downend Road.
- 7.4. The DSHR report states that the STA, and SRTM modelling produced to inform the STA provide a robust assessment of the transport infrastructure's ability to accommodate the increased demand and of the necessary mitigation. It states that *'based on the reduction in the proposed number of dwellings, it is considered that the impact of the Publication Plan development is likely to be less than that assessed in the STA'*. AECOM are broadly in agreement with this statement as noted in the sections above.
- 7.5. Section 2 of the DSHR summarises the AECOM/ Highways England consultation response to the Regulation 18 Draft Local Plan (as documented in TN02). In response to AECOM's Recommendation 3 in TN02 (where it was recommended that more detailed junction capacity modelling of M27 Junctions 9 and 11 should be undertaken (with specific concerns raised at Junction 11 westbound off-slip)), the DSHR confirms that the STA demonstrated that the implementation of the Local Plan development (which included the Downend sites) would result in a positive impact at the M27 J11 WB off-slip during the AM peak (1% reduction in the AM peak predicted RFC at the M27J11 WB off-slip, and the same RFC in the PM peak). This is noted.
- 7.6. The DSHR states that *'throughout development of the Local Plan, FBC have continued to engage with HE. At a video meeting of 1st May 2020 between FBC, HE and MB, HE confirmed that the Local Plan developments included no showstoppers. In reference to the M27 J11, HE advised that they would not be encouraging measures to increase highway capacity and would be seeking to address capacity issues, through encouragement of measures to support sustainable travel. With regard to Land west of Downend Road, HE advised that they would be more concerned with any tailback from the Delme roundabout rather than the direct impact on the M27 J11. As the LHA are the highway authority for Delme roundabout, HE advised they would be content if the LHA are content.'* AECOM are unable to independently verify these statements, and for the purposes of this review, take them at face value.



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- 7.7. The DSHR states that the STA demonstrates that the proposed mitigation measures at the Delme Roundabout, would successfully mitigate the impact of Local Plan growth (including the two Downend sites). This too is noted.
- 7.8. Section 4 of the DSHR discusses the issues raised in previous planning applications for the sites and Section 5 provides the following conclusions of relevance to Highways England:
- *'The strategic traffic modelling undertaken by Systra on behalf of FBC demonstrates that the cumulative impacts of the Local Plan developments, which includes the Downend sites, will not result in any severe traffic impacts at junctions south of the M27. The SRTM modelling, dated May 2020 predicted significant impacts to occur at only one junction proximate to the Downend sites – the Delme Roundabout. The STA identifies appropriate mitigation and demonstrates that the mitigation measures would successfully mitigate the impact of Local Plan growth, so that the impact is no longer classified as meeting either the "significant" or "severe" criteria;*
  - *'The site promoter proposes a masterplan which would provide a new east-west link road between the A27 and Downend Road, with a new signalised access junction direct onto the A27. Analysis provided by the site promoter shows that the new link road would improve traffic conditions on the A27 corridor, through the Delme roundabout and on the southern section of Downend Road through provision of an additional route;*
  - *The analysis provided by the site promoter shows that the proposed Land west of Downend Road site and associated link road would result in a reduction in southbound queuing on the A27 from the M27 J11 to the Delme roundabout in 2036, when compared to the "without development" scenario; and*
  - *Mitigation at the Delme roundabout, included in the Strategic Transport Assessment, would further improve congestion on the southbound approach to the roundabout'.*
- 7.9. AECOM are broadly in agreement that it appears that the impacts of the Land West of Downend West site allocation on M27 Junction 11 (and the nearby Delme Roundabout) can be successfully mitigated so that the safe and efficient operation of the SRN is not compromised. This conclusion should be formally confirmed through the provision of a site-specific Transport Assessment, as required by Policy TIN2 and paragraphs 10.17 – 10.19 of the Revised PLP.

## 8. Conclusion

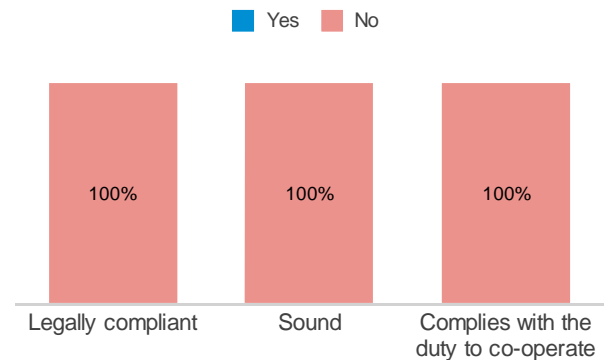
- 8.1. This TN documents a review, carried out by AECOM on behalf of Highways England, of the Revised Regulation 19 Fareham Publication Local Plan (the PLP). The purpose of this review is to understand the impact of the proposed Local Plan site allocations within Fareham on the Strategic Road Network (SRN) and to determine whether sufficient highway infrastructure and mitigation is proposed to accommodate the planned growth.
- 8.2. AECOM have previously undertaken four tasks in relation to the Fareham Local Plan with the initial work being reported in AECOM TN01 and TN02. TN02 documents AECOM's review of the Fareham Local Plan 2036 Supplement document, which set out the plan for future development within Fareham and was an extension of the 2017 Draft LP which had already been consulted on. Within the LP Supplement, the development strategy and housing sections of the 2036 plan had been updated to reflect the increased housing requirements for Fareham. The work reported in Briefing Note BN03 reported on the responses received from the Local Planning Authority and their Consultants to the issues raised in TN02. The most recent work reported in TN03 was a review of the previous (since revised) Regulation 19 Fareham Publication Local Plan whereby AECOM determined that had changed since the previous AECOM review and assessed whether the amendments are likely to have a detrimental impact on the SRN.
- 8.3. The purpose of this review was therefore to determine what has changed within the most recent PLP since the last AECOM review (presented in TN03), and to assess whether any of the amendments are likely to have a detrimental impact on the SRN .

## Technical Note 04

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- 8.4. This TA has identified some issues and concerns which should be addressed. These recommendations are listed in the Executive Summary and highlighted by the use of bold underlined text in the main body of this document. Recommendations regarded as critical to the acceptability of the forthcoming Local Plan are coloured **red**. Recommendations regarded as important but not critical to the acceptability of the forthcoming Local Plan are highlighted in **amber**.
- 8.5. **AECOM advise Highways England to formally raise the concerns highlighted in this note in the consultation response to the Regulation 19 Publication Local Plan 2037 and to continue to work with Fareham Borough Council and the other stakeholders to resolve the issues identified.**

	Legally compliant	Sound	Complies with the duty to co operate
<b>Total</b>	1	1	1
<b>Yes</b>	0 0%	0 0%	0 0%
<b>No</b>	1 100%	1 100%	1 100%



### Respondent: Mrs Rosemary Petrazzini (307-261648)

Legally compliant	No
Sound	No
Complies with the duty to co-operate	No

### Please provide details you have to support your answers a...

The viability assessments are inadequate for a development of this size far more detailed work is required. Including flooding risks.

### What modification(s) is necessary to make the Revised Pub...

More scientific groundwork and a real appreciation of the flooding issues also infrastructure requirements required for a development of this size.

### How would the modification(s) you propose make the Revise...

I do not pretend to hold all the answers that's what we pay our public representatives for. Unfortunately they are unreceptive to any questions or concerns. Hence the no mans land of one way tick box council communications.

### Your suggested revised wording of any policy or text:

Address the concerns of residents, particularly significantly impacted residents on environmental, concerns, service provision and ensure there are robust review and monitoring mechanisms in place so the Council becomes truly accountable for the huge amounts of funding they are pocketing from the developers to build their identikat houses. We are tarmacking over all the green open spaces in North Fareham. The premise was affordable houses. The figures for these have been substantially reduced. So the reason for a development is questionable not sound or legally compliant.

### If your representation is seeking a modification to the P...

No, I don't want to take part in a hearing session

# FAREHAM Local Plan 2037

## Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

## What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

## What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

## PERSONAL DETAILS

### **Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

☒ Yes

☐ No

A2 Please provide your details below:

Title:

First Name:

Last Name:

Job Title: (where relevant)

Organisation: (where relevant)

Hallam Land Management Ltd

c/o Agent

Address:

Postcode:

Telephone Number:

Email Address:

A3 Please provide the Agent's details:

Title:

Mr

First Name:

Owen

Last Name:

Jones

Job Title: (where relevant)

Organisation: (where relevant)

LRM Planning Ltd

Address:

Postcode:

Telephone Number:

Email Address: