

FAREHAM
BOROUGH COUNCIL

Development Sites and Policies Plan

Statement on Issues and Questions

Issue 10– Delivery and Monitoring (Chapter 8)

October 2014

DCD-14

10.1 *In order for the plan to be found sound it must be effective. In order to test its effectiveness over the course of the plan period it must be capable of appropriate monitoring. Table 5 lists the targets and indicators but is the Schedule sufficiently detailed? How would the Council respond if the targets were not being achieved?*

10.1.1 It is the Council's view that Table 5 (Monitoring Schedule) of the submission version of LP2 (DSD01) is not sufficiently detailed in its current form. The Council considers that monitoring is vital part of LP2. Whilst Table 5 does breakdown key policies into targets and monitoring indicators, the Council considers these could be broadened to comprehensively cover all the key policies in LP2, and, targets and monitoring indicators would benefit from more detail on what successful delivery would look like. Alongside these targets and monitoring indicators, it would also be beneficial to explain how the targets and monitoring indicators would be monitored, including who is responsible for their monitoring. Lastly, the Council would also detail how they would respond if performance not satisfactory, i.e. outline review mechanisms and trigger mechanisms.

10.2 *What are the main risks to delivery; does the Council have an appropriate fall-back position; and is there sufficient flexibility to accommodate any unforeseen circumstances? What are the triggers for a review of the document?*

10.2.1 The main risk to delivery of the plans objectives, in particular, housing, is the viability of development. It is recognised by the Council that the cumulative effect of policies and planning obligations can potentially have a detrimental effect on the deliverability of development. As such the main policy costs to development are to be met subject to viability. That is to say, should satisfactory evidence be submitted by a developer that they are not able to meet policy or planning obligations due to viability, there exists a flexible mechanism (within the decision making process) that enables development to proceed through justifiable reductions in contributions. The Council will monitor contributions received through the planning system and can adjust policy positions accordingly through the review of the Local Plan (see paragraph 10.2.4)

10.2.2 All housing allocation sites within the LP2 have been evidenced to be viable or marginally viable in the very conservative Viability Assessment of Site Allocations, Knight Frank, 2013 (DSP15).

10.2.3 In relation to the flexibility of the housing provision, LP2 paragraph 5.179 sets out the inbuilt flexibility of the windfall in line with the provision set out in paragraph 48 of the NPPF. Information on how this windfall allowance has been derived is set out in Appendix F of LP2. Paragraph 5.180 of LP2 goes on to set out the additional flexibility provided by the small sites (139 units as of 31 August 2014) with permission which have not been counted towards the housing provision.

- 10.2.4 In terms of document review, the Council is committed to an early review of the Local Plan. This serves to ensure that the Council will be able to react to underperforming policies or unforeseen circumstances which may arise. This is seen as the most sound and robust approach to taking account of new evidence, with particular regard to the 2014 Strategic Housing Market Assessment, and adhering to the requirement for the council to comply with its duty to cooperate. To reinforce the Council's commitment to an early review the Council is making a modification to paragraph 1.11 to the submission version of the Plan as follows:

The Council's commitment to an early review of the Local Plan is reiterated in the Local Development Scheme. The Council is committed to review the Local Plan, and this is set out in the Local Development Scheme (Revised September 2014), which was agreed at Fareham Borough Council's Executive Meeting on the 1st September 2014. The Council's timetable for the Local Plan Review allows the Authority to take account of the current review of the South Hampshire Strategy. The timetable for the review of the Local Plan is as follows:

- Summer 2016 – Consultation on draft Local Plan (Regulation 18)
- Summer 2017 – Publication of pre-submission Local Plan (Regulation 19)
- Autumn 2017 – Submission to Secretary of State (Regulation 22)
- Winter 2017 – Examination (Regulation 24)
- Spring/Summer 2018 – Adoption (Regulation 26)

The Local Plan Review undertaken by the Council will be comprehensive in nature, updating and reviewing the adopted Core Strategy, Development Sites and Policies and Welborne Plans, to form one Local Plan.