

The Development Sites and Policies Plan

Issue 10: Delivery and Monitoring (Chapter 8)

Actions arising from hearing session

December 2014

DCD-27

Introduction

Chapter 8 of the Development Sites & Policies Plan deals with Delivery and Monitoring. At the Development Sites & Policies Examination hearing session on this issue (Issue 10) a piece of work was requested by the Inspector. The response to this request is set out in this note.

Specifically, this note addresses the following;

1. Council to explain approach to Delivery and Monitoring, including necessary revisions of Table 5.

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- 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. To address this the Council has reviewed the Table to add additional targets and indicators for the majority of Policies in the Plan, whilst also reviewing the mechanisms through which the monitoring information would be sourced. For clarity the Council proposes to delete Table 5 from the submission version of LP2 in its entirety and replace it with a new Table 5 as set out in Appendix 1 of this statement.
- 1.2 The Council will monitor the delivery of the Policies in LP2 through sources such as planning decisions, as well as ongoing evidence such as the Strategic Housing Land Availability Assessment, the Employment Land Review and the Retail Health Checks, which are done on an annual basis. These sources will provide the information that will demonstrate how the Policies are performing. A full list of which source of monitoring will be used in relation to each Policy is set out in the replacement Table 5, as shown in Appendix 1.
- 1.3 The majority of the monitoring will be presented through the Council's Authority Monitoring Report (AMR) using mechanisms set out in the LP2 combined with those in the Core Strategy, 2011 (DLP01). The AMR includes a detailed section on suggested changes in view of Policy performance/effectiveness. It is the Council's view that this mechanism has sufficient flexibility within it to allow for the necessary adjustments to the application of policies and, if necessary, suggested changes to policies should they be found no longer deliverable or fit for purpose.
- 1.4 Where the Council's monitoring shows a policy is underperforming, or failing, the Council will seek to review the Policy as soon as possible. The Council has committed to an early review of the Plan is emphasised by proposed modifications to paragraph 1.11 below, with new text underlined and deleted text ~~struck through~~:

~~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.

- 1.5 The ongoing monitoring of the LP2 Policies, through the framework established in Appendix 1, will form the basis for understanding the success of the Policies. This in turn will inform the review of the Local Plan moving forward.

Appendix 1 – Replacement Table 5: Monitoring Schedule

This table is proposed to replace, in full, table 5: Monitoring Schedule of the submitted version of LP2.

Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP2	Environmental Impact	Limit complaints from residents/businesses Limit permissions contrary to EA advice	Number of upheld resident complaints Number of developments permitted in spite of EA objections	FBC	FBC complaints records EA comments on planning applications
DSP3	Impact on Living Conditions	Limit complaints from residents/businesses	Number of upheld resident complaints	FBC	FBC complaints records
DSP5	Protecting and Enhancing the Historic Environment	Limit development permitted contrary to EH advice. Limit the loss of designated heritage assets	Number of developments permitted in spite of EA objections Losses of designated heritage assets Enabling developments permitted	FBC	EH comments on planning applications Planning applications
DSP6	New residential Development Outside of the Defined Urban Settlement Boundaries	Limit development contrary to policy permitted outside of the Defined Urban Area Settlement Boundaries	Number of units permitted outside the Urban Area Boundaries	FBC	Planning applications
DSP7	Affordable Housing Exception Sites	Allow wholly affordable schemes, of a small scale, outside of existing urban areas to meet CS	Number of affordable units permitted on exceptions sites	FBC	Planning applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
		requirements			
DSP8- DSP10	New development (non-residential) outside of the Defined Urban Settlement Boundaries	Limit non-residential development contrary to policy permitted outside of the Defined Urban Area Settlement Boundaries	Amount of non-residential floorspace permitted outside the Urban Area Boundaries	FBC	Planning applications
DSP11	Development Proposals within Solent Breezes Holiday Park	Limit all year round occupation of existing chalets and mobile homes.	Number of units given all year round occupancy	FBC	Planning applications
DSP12	Public Open Space Allocations	Provision of 15 ha. Of public open space at Daedalus Provision of 25 ha. Of public open space at Coldeast.	Net gain of public open space at Daedalus Net gain of public open space at Coldeast	FBC	FBC Leisure department
DSP13	Nature Conservation	Limit loss local nature conservation sites as a result of development	Net gain/loss of local nature conservation sites as a result of development	HCC, HBIC & FBC	HCC/HBIC biodiversity records
DSP14	Supporting Sites for Brent Geese and Waders	Limit loss of important sites for Brent Geese and Waders	Development permitted on sites either “uncertain” or “important” for Brent Geese and Waders	HCC, HBIC & FBC	Planning applications
DSP15	Recreational Disturbance on the	Contributions to in combination effects on SPA	Total contribution collected towards	SRMP, FBC	Planning applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
	Solent Special Protection Areas	meet targets set by SRMP	SRMP project		
DSP16	Coastal Change Management Areas (CCMA's)	Limit development within the CCMA's	Net gain/loss of dwellings within CCMA's	HCC, FBC	Planning applications, Coastal Change Vulnerability Assessments
DSP17	Existing Employment Sites and Areas	Limit loss of existing employment floorspace to non-economic development uses Allow for expansion and redevelopment of employment floorspace in existing employment areas	Floorspace lost to non-economic development uses on existing employment sites Net gain in economic development floorspace on existing employment sites	FBC	Planning Applications
DSP18	Employment Allocations	Delivery of employment allocations Delivery of new employment floorspace in the urban area	New employment floorspace permitted on allocations identified in DSP18 (net) New employment floorspace permitted in the urban area (net)	FBC	Planning Applications
DSP19	Boatyards	Limit loss of existing boatyards.	Economic development floorspace permitted on boatyards identified in DSP19	FBC	Planning Applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP20- DSP22	Retail Development in Fareham Town Centres	Support increase in “town centre” uses development in Primary and Secondary shopping areas. Maintain low vacancy levels in Primary and Secondary shopping areas.	Net gain in “main town centre uses” floorspace within Primary and Secondary shopping areas. Vacancy rates in Fareham Town Centre, including primary and secondary shopping areas	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP23	Making the Most Effective Use of Upper Floors	Support use of upper floors in Fareham Town Centre	Net gain/loss of floorspace in upper floors in Fareham Town Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP24	Mix of Uses in the High Street	Retain A1 and A3 uses on Fareham High Street.	Net gain loss of A1/A3 uses in Fareham High Street.	FBC	Planning Applications and Retail Health Checks (Bi-Annual).
DSP25	Fareham Waterfront	No development that would adversely impact upon views into and out of Fareham Waterfront	Assessments of development permitted in, and around, Fareham Waterfront	FBC	Visual assessments as part of Retail Health Checks (Bi-Annual)
DSP26	Civic Area	Delivery of Civic Area redevelopment	Amount of residential units and net gain in “main town centre uses” floorspace permitted in	FBC	Masterplan and Planning Applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
			the Civic Area		
DSP27	Market Quay	Delivery of Market Quay redevelopment	Amount of residential units and net gain in “main town centre uses” floorspace permitted in Market Quay	FBC	Masterplan and Planning Applications
DSP28	Fareham Shopping Centre Upper Floors	Delivery of development on upper floors of Fareham Shopping Centre	Amount of residential units or “main town centre uses” floorspace permitted on the upper floors of Fareham Shopping Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP29	Fareham Shopping Centre Improved Link	Delivery of improved link through Fareham Shopping Centre	Completion of improved link through Fareham Shopping Centre	FBC	Visual assessments as part of Retail Health Checks (Bi-Annual)
DSP30	Fareham Station East	Delivery of redevelopment at Fareham Station East	Amount of residential units and net gain in “main town centre uses” floorspace permitted at Fareham Station East	FBC	Masterplan and Planning Applications
DSP31	Russell Place	Delivery of redevelopment at Russell Place	Amount of residential units permitted at Russell Place	FBC	Planning Applications
DSP32	Corner of Trinity Street	Delivery of redevelopment at	Amount of residential	FBC	Planning

Policy	Policy Name	Target	Indicator	Lead Partner	Source
	and Osborn Road	the Corner of Trinity Street and Osborn Road	units and net gain in community use floorspace permitted at the Corner of Trinity Street and Osborn Road		Applications
DSP33	Fareham College	Delivery of redevelopment of Fareham College site	Amount of education floorspace and residential units permitted on Fareham College site	FBC	Planning Applications
DSP34	Development in District Centre, Local Centres and Local Parades	Maintain low vacancy levels in Centres and parades	Vacancy rates in Centres and parades	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP35	Locks Heath District Centre	Support increase in “town centre” uses development in Locks Heath District Centre	Net gain in “main town centre uses” floorspace within Locks Heath District Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP36	Portchester District Centre	Support increase in “town centre” uses development in Portchester District Centre	Net gain in “main town centre uses” floorspace within Portchester District Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP37	Out-of-Town Shopping	Limit additional “main town centre uses” in out-of-town locations	Net gain/loss in “main town centre uses” in out-of-town locations	FBC	Planning Applications and Retail Health

Policy	Policy Name	Target	Indicator	Lead Partner	Source
					Checks (Bi-Annual)
DSP38	Local Shops	Limit the loss of local shops contrary to policy Allow additional local shops to come forward	Amount of floorspace previously used for “local shops” lost to other uses Amount of floorspace permitted for local shops	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP39	Hot Food Shops	Limit additional “hot food shops” that are contrary to policy	Net gain in A5 uses in the Borough	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP40	Housing Allocations	Delivery of housing allocations Meet annual housing targets	Net additional dwellings permitted on sites allocated in DSP40 Net additional dwellings per annum	FBC	Planning Applications
DSP41	Sub-Division of Residential Dwellings	Limit sub-division of dwellings that are contrary to policy	Total number of sub-divided units permitted contrary to policy		Planning Applications
DSP42- DSP44	Older Persons Housing	Delivery of older persons accommodation across the Borough Delivery of older persons accommodation on	Total number of older persons units permitted Number of older persons units permitted	FBC	Planning Applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
		allocations set out in DSP40	on allocated sites		
DSP45	Houses in Multiple Occupation	Limit delivery of houses in multiple occupation that are contrary to policy	Total number of houses in multiple occupation permitted contrary to policy		Planning Applications
DSP46	Self Contained Annexes and Extensions	Limit the use of permitted annexes to be ancillary to the main house	Annex's being used as a separate dwelling to the main house	FBC	Neighbour complaints
DSP47	Gypsies, Travellers and Traveling Showpeople	Delivery of gypsy and traveller allocations Limit delivery of gypsy and traveller pitches that are contrary to policy	Net additional gypsy and traveller pitches permitted on sites allocated in DSP47 Net additional gypsy and traveller pitches permitted on other sites in the Borough	FBC	Planning Applications
DSP48	Bus Rapid Transit	Delivery of BRT improvements	Completion of BRT improvements as identified in DSP48	HCC	Planning Applications and progress of the scheme
DSP49	Improvements to the Strategic Road Network	Delivery of improvement to strategic road network	Completion of improvements to strategic road network set out in DSP49:	HCC	Planning Applications HCC updates

Policy	Policy Name	Target	Indicator	Lead Partner	Source
			<ul style="list-style-type: none"> • Newgate Lane, Palmerston Drive • Stubbington Bypass • Segensworth roundabout • Station roundabout • Delme roundabout 		
DSP50	Access to Whiteley	Delivery of improvements to serve access to Whiteley	Completion of remaining section of Rookery Avenue		Planning Applications.
DSP51	Parking	Adequate replacement provision of car parking in Civic Area and Market Quay	Net parking spaces lost/gained as a result of redevelopment of Civic Area and Market Quay	FBC	Masterplanning and Planning Applications
DSP52	Community Facilities	<p>Limit loss of existing community facilities</p> <p>Delivery of additional community facilities</p>	<p>Amount of community facility floorspace lost contrary to policy</p> <p>Amount of Community facility floorspace gained in new facilities</p>	FBC	<p>Planning Applications</p> <p>Liaison with the Leisure department.</p>
DSP53	Sports Provision	Limit loss of existing sports pitches	Amount of sports pitches and facilities	FBC	Planning Applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
		Delivery of additional sports pitches and facilities	lost contrary to policy Amount of land (ha) delivered for sports pitches and facilities		Leisure department
DSP54	New Moorings	Limit moorings outside of Mooring Restriction Areas	Number of new moorings permitted outside of Mooring Restriction Areas	FBC	Planning Applications
DSP56	Renewable Energy	Delivery of renewable and low carbon energy	Amount (KWh) of renewable and low carbon energy permitted	FBC	Planning Applications