



# Fareham Local Plan Statement of Consultation

September 2020

## Contents

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<b>1.0</b>	<b>Introduction</b>	Page 2
<b>2.0</b>	<b>Plan Production Timeline</b>	Page 4
<b>3.0</b>	<b>Summary of Process</b>	Page 6
	• <i>Regulation 18 Draft Local Plan Consultation</i>	Page 6
	• <i>Regulation 18 Issues and Options Consultation</i>	Page 7
	• <i>Regulation 18 Draft Local Plan Supplement Consultation</i>	Page 7
<b>4.0</b>	<b>Methods of Engagement</b>	Page 9
	• <i>Regulation 18 Draft Local Plan Consultation</i>	Page 9
	○ Web page	Page 9
	○ Fareham Today	Page 10
	○ Consultation Letter/Statement	Page 13
	○ List of people/organisations invited to make comment	Page 16
	○ Press Release	Page 18
	○ Document Availability	Page 19
	○ Community Action Team Meetings & Local Plan Exhibitions	Page 20
	○ Story Map	Page 25
	○ Methods of Response	Page 32
	• <i>Regulation 18 Issues and Options Consultation</i>	Page 41
	○ Web page	Page 41
	○ Fareham Today	Page 41
	○ Consultation Letter/Statement	Page 47
	○ List of people/organisations invited to make comment	Page 49
	○ Press Release	Page 50
	○ Document Availability	Page 51
	○ Community Action Team Meetings & Local Plan Exhibitions	Page 51
	○ Methods of Response	Page 65
	• <i>Regulation 18 Draft Local Plan Supplement Consultation</i>	Page 85
	○ Web page	Page 85
	○ Fareham Today	Page 85
	○ Consultation Letter/Statement	Page 90
	○ List of people/organisations invited to make comment	Page 92
	○ Press Release	Page 93
	○ Document Availability	Page 94
	○ Community Action Team Meetings & Local Plan Exhibitions	Page 94
	○ Methods of Response	Page 105
<b>5.0</b>	<b>Summary of Responses</b>	Page 119
	• <i>Regulation 18 Draft Local Plan Consultation</i>	Page 119
	• <i>Regulation 18 Issues and Options Consultation</i>	Page 351
	• <i>Regulation 18 Draft Local Plan Supplement Consultation</i>	Page 403

## 1.0 Introduction

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### Purpose

- 1.1 This Statement of Consultation has been prepared with regard to Regulation 22 (1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and sets out how the Council has undertaken community participation and stakeholder involvement in the production of the Local Plan in accordance with Regulation 18 and the Council's Statement of Community Involvement (SCI) adopted on 6 March 2017. The statement sets out how this engagement has shaped the plan and the main issues raised by consultation / representations.
- 1.2 Before the Council can submit the Local Plan to the Secretary of State for examination, it must comply with the requirements of Regulation 22(1)(c). This requires a statement setting out:
- (i). Which organisations and persons the local planning authority invited to make representations under regulation 18;
  - (ii). How they were invited to make their representations;
  - (iii). A summary of the main issues raised;
  - (iv). How those issues have been taken into account;
  - (v). If representations were made pursuant to regulation 20, the number made and a summary of the main issues raised;
  - (vi). If no representations were made pursuant to regulation 20 a statement of that fact.
- 1.3 This pre-submission statement of consultation meets the requirements of points (i). to (iv). above. Points (v). and (vi). will be contained in the final consultation statement prepared for submission.
- 1.4 The SCI document sets out how the Council will consult and involve the public and statutory consultees in planning matters. Full details of the current adopted SCI can be viewed here: [http://www.fareham.gov.uk/PDF/planning/local\\_plan/Adopted\\_CommunityInvolvement.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/Adopted_CommunityInvolvement.pdf).

### Background

- 1.5 The Council began preparing a new Local Plan in 2015. The local plan will set out the strategic vision, objectives and spatial strategy for the Borough (excluding Welborne), as well as the planning policies which will guide future development. The Plan will look ahead to 2037 and identify the main areas for sustainable development growth. It establishes policies and guidance to ensure local development is built in accordance with the principles set out in the National Planning Policy Framework (NPPF).
- 1.6 The Fareham Local Plan 2037 will replace the adopted Core Strategy (Local Plan Part 1) (2011) and Development Sites and Policies (Local Plan Part 2) (2015). The Welborne Plan (Local Plan Part 3) (2015) will remain and together with the new Local Plan will form the development framework for the Borough.



## Structure of Statement

1.7 This statement of consultation comprises five sections:

- Section 1 is an introduction.
- Section 2 sets out the timeline which has been followed in preparing the Local Plan which is in accordance with the up to date Local Development Scheme which can be found on the Council's website at: [http://www.fareham.gov.uk/planning/local\\_plan/lds.aspx](http://www.fareham.gov.uk/planning/local_plan/lds.aspx).
- Section 3 summarises the process the Council implemented for each stage of consultation carried out under Regulations 18.
- Section 4 sets out the methods of engagement, providing the detail of how consultations have been undertaken:
  - how the Council engaged with the community and other interested parties;
  - who was invited to make representations and how (in accordance with Regulation 22 (1)(c) (i) and (ii)).
- Section 5 provides a summary of the main issues raised by the representations at each consultation stage and how the Council has taken these into account when preparing the Local Plan (in accordance with Regulation 22 (1)(c) (iii) and (iv)).



## 2.0 Plan Production Timeline

2.1 In order to ensure thorough engagement with all stakeholders including the local community, businesses and organisations, the Fareham Local Plan 2037 has been the subject of a number of stages of consultation. The aim of these consultations is to develop a comprehensive document, tailored to the needs of the Borough in terms of strategy and the policies required.

2.2 The timeline below outlines the work undertaken and the stages of consultation of the Fareham Local Plan 2037.

2.3

	Date	Key Stage	Method
	The Council committed to reviewing the Local Plan in 2015 during the examinations of Local Plan Parts 2 and 3 and immediately commenced work on its preparation, reviewing existing policies and identifying and updating any gaps in policies or evidence bases.		
1.	25 Oct 2017 to 8 Dec 2017	Draft Local Plan Consultation (Regulation 18)	The Council consulted on a full draft version of the Local Plan including the evidence base and technical assessments. Consultation was open for a 6 week period.
	The Government confirmed the implementation of the standard methodology in July 2018, resulting in a higher housing need for Fareham. The Draft Local Plan which the Council had consulted on in 2017, would not meet the new requirement and so the Council revisited this work in order to meet the new identified housing target.		
2.	10 Jun 2019 to 26 Jul 2019	Issues and Options Consultation (Regulation 18)	Consultation to address additional housing need, and to establish where stakeholders considered development should go and where in the Borough should be protected from future development. Consultation was open for a 6 week period.
	The Council took on board comments received during the Issues and Options consultation and prepared a Local Plan Supplement to address the additional housing need and further progress the Borough's Development Strategy.		
3.	13 Jan 2020 to 1 Mar 2020	Draft Local Plan Supplement Consultation (Regulation 18)	Consultation on the supplement to the Draft Local Plan including additional evidence base and technical documents. Consultation was open for a 6 week period.
	The Council took on board comments received during all the preceding Regulation 18 Consultations. Further evidence base documents were		

	updated (eg SA/SEA) or commissioned (Viability Assessment) to improve the Local Plan ready for formal consultation/submission		
4	2 Nov 2020 to 14 Dec 2020	Publication Plan Consultation (Regulation 19)	A submission ready version of the plan has been made available for stakeholders and the public to comment on for a minimum of 6 weeks. In accordance with the Local Plan Regulations, this consultation was formal and statutory seeking specifically the Plan's soundness for Examination in Public.
The stages which will follow the Regulation 19 Consultation are outlined below:			
5	Winter 2020/2021	Submission to the Secretary of State	The Council will assess the comments received during the regulation 19 formal consultation, assess the plan to ensure its soundness, upon which it can be submitted for Examination in Public (EiP). The Plan will be submitted to the secretary of State.
6	Spring/Summer 2021 (timing determined by the Planning Inspector)	Examination	The Plan will be examined by an independent Planning Inspector.
7.	Winter 2021 (estimated)	Adoption	The Council will formally adopt the Fareham Local Plan 2037.

- 2.4 Ahead of the publication consultation, the period the Local Plan will cover has been amended. The plan period identified in the regulation 18 consultations ran from 2020 to 2036. The amended plan period will run from 2021 to 2037. This has been reflected in the plan name which has changed from Fareham Local Plan 2036 to Fareham Local Plan 2037.

## 3.0 Summary of Process

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### *Regulation 18 Draft Local Plan Consultation*

- 3.1 The Council published the Draft Fareham Local Plan 2036 document and the supporting evidence base including the Policies Map, Sustainability Appraisal, Habitats Regulations Assessment (HRA) screening and Equalities Impact Assessment for six weeks public consultation (Regulation 18) between 25 October and 8 December 2017.
- 3.2 In accordance with the Statement of Community Involvement, the following measures were undertaken to publicise the consultation and ensure that consultation material was available and accessible:
- Publication of the Draft Local Plan and all supporting evidence documents on the Council's website.
  - Publication of a special edition of the Council's Fareham Today magazine.
  - Direct mailing either by email or letter to all parties on the Planning Strategy consultation database.
  - Specific contact of statutory bodies, including neighbouring authorities.
  - Press release.
  - A series of Community Action Team meetings and public exhibitions across the Borough, publicised through the Council's website and Fareham Today magazine.
  - Static consultation displays in Fareham Shopping Centre throughout the consultation period.
  - Paper copies of the key consultation material (the Draft Local Plan, as well as the Habitats Regulation Assessment, Sustainability Appraisal, Policies Map and Strategic Housing Land Availability Assessment) and Special edition Fareham Today available at the Council's Civic Offices as well as libraries across the Borough and in venues in the neighbouring borough of Gosport.
  - An interactive 'Story Map' shared online and via social media, reflected the contents of Fareham Today alongside interactive proposal maps.
  - Regular posts in respect of the Draft Local Plan consultation on Facebook and Twitter.
  - Regular updates on the Council's E-Panel<sup>1</sup>.
- 3.4 Arrangements were made for representations on the Draft Local Plan and its evidence base to be submitted on-line, by email and by letter with the option of using a consultation form that could be completed via the Council's website or by using a hard copy available in at the CAT meetings, exhibitions, Civic Offices or libraries or supplied by the Planning Strategy or Communications Team upon request.
- 3.5 Detailed information of the consultation, including consultation material and the methods via which people could respond is provided in Appendix 1.
- 3.6 Over 2,500 individuals and organisations submitted comments and 5 petitions were received. Appendix 2 provides a summary of the main issues raised by the representations split by chapters and policies and how the Council has taken these into account when preparing the Local Plan.

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<sup>1</sup> [http://www.fareham.gov.uk/have\\_your\\_say/e-panel/intro.aspx](http://www.fareham.gov.uk/have_your_say/e-panel/intro.aspx)



### *Regulation 18 Issues and Options Consultation*

- 3.7 The Council undertook a Regulation Consultation on the Issues and Options for the new Local Plan for six weeks from 10<sup>th</sup> June 2019 to 26<sup>th</sup> July 2019. The Issues and Options consultation document took the form of a special edition Fareham Today magazine.
- 3.8 In accordance with the Statement of Community Involvement, the following measures were undertaken to publicise the consultation and ensure that consultation material was available and accessible:
- Publication of the consultation document which was in the form of a special edition of the Council's Fareham Today magazine.
  - 51,000 copies of the document posted to homes and businesses throughout the Borough.
  - Direct mailing either by email or letter to all parties on the Planning Strategy consultation database.
  - Specific contact of statutory bodies, including neighbouring authorities.
  - Press release.
  - A series of Community Action Team meetings and public exhibitions across the Borough, publicised through the Council's website and Fareham Today magazine.
  - Static consultation displays in Fareham Shopping Centre throughout the consultation period.
  - Paper copies of the special edition Fareham Today available at the Council's Civic Offices as well as libraries across the Borough and in venues in the neighbouring borough of Gosport.
  - An interactive 'Story Map' shared online and via social media, reflected the contents of Fareham Today alongside interactive proposal maps.
  - Regular posts in respect of the Draft Local Plan consultation on Facebook and Twitter.
  - Regular updates on the Council's E-Panel.
- 3.9 Arrangements were made for representations on the Council's Issues and Options to be submitted on-line, by email and by letter with the option of using a consultation form that could be completed via the Council's website or by using a hard copy available in at the CAT meetings, exhibitions, Civic Offices or libraries or supplied by the Planning Strategy or Communications Team upon request.
- 3.10 Full details of the consultation including copies of the consultation material is provided in Appendix 1.
- 3.11 A total of 487 public survey responses were received containing approximately 1500 comments as well as 88 responses from statutory consultees, interested parties and organisations. Appendix 2 provides a summary of the main issues raised by the representations and how they have been taken into account when preparing the Local Plan.

### *Regulation 18 Draft Local Plan Supplement Consultation*

- 3.12 The Council published the Draft Fareham Local Plan 2036 Supplement and supporting evidence for six weeks public consultation (Regulation 18) between 13<sup>th</sup> January 2020 and 1<sup>st</sup> March 2020.

- 3.13 In accordance with the Statement of Community Involvement, the following measures were undertaken to publicise the consultation and ensure that consultation material was available and accessible:
- Publication of the Draft Local Plan Supplement and supporting evidence documents on the Council's website.
  - Publication of a special edition of the Council's Fareham Today magazine, sent to residential and business addresses across the Borough.
  - Direct mailing either by email or letter to all parties on the Planning Strategy consultation database.
  - Specific contact of statutory bodies, including neighbouring authorities.
  - Promotional flyers were displayed on all 43 Council-wide noticeboards.
  - A series of Community Action Team meetings and exhibitions across the Borough, publicised through the Council's website and the Fareham Today magazine.
  - Community Action Team meeting presentations made available for online viewing.
  - Paper copies of the consultation document and supporting evidence including the special edition Fareham Today magazine available at the Council's Civic Offices as well as libraries across the Borough.
  - An interactive 'Story Map' shared online and via social media, reflected the contents of Fareham Today alongside interactive proposal maps.
  - Regular posts in respect of the Draft Local Plan consultation on Facebook and Twitter.
  - Regular updates on the Council's E-Panel.
- 3.14 Arrangements were made for representations on the Draft Local Plan Supplement and its evidence base to be submitted on-line, by email and by letter with the option of using a consultation form that could be completed via the Council's website or by using a hard copy available in at the CAT meetings, exhibitions, Civic Offices or libraries or supplied by the Planning Strategy or Communications Team upon request.
- 3.15 Full details of the consultation including copies of the consultation material is provided in Appendix 1.
- 3.16 A total of 803 public survey responses were received as well as a petition and approximately 100 responses from statutory bodies, interested parties and organisations. Appendix 2 provides a summary of the main issues raised by the representations split by chapters and policies and how they have been taken into account when preparing the Local Plan.

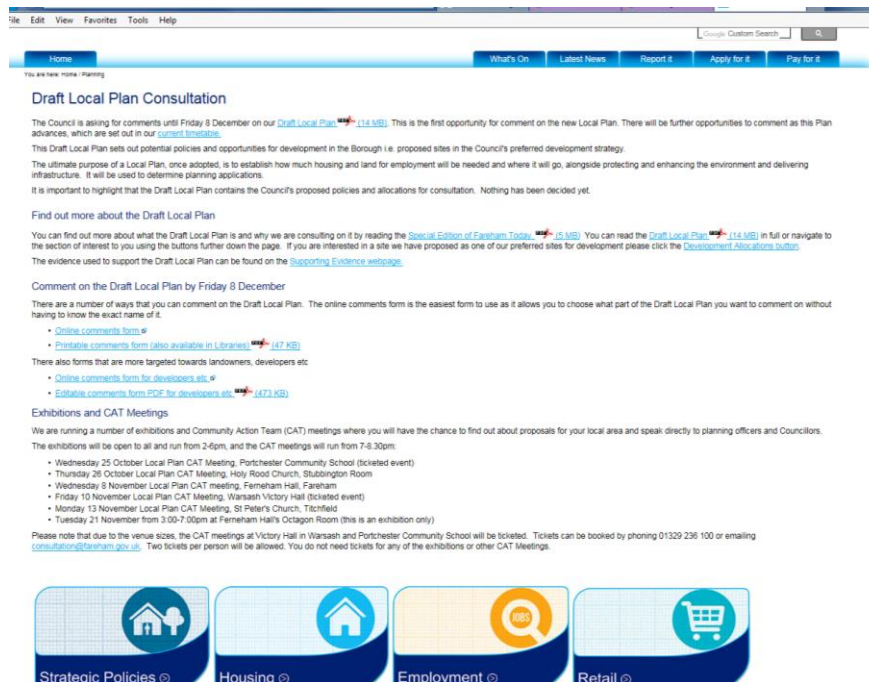
## 4.0 Methods of Engagement

- 4.1 The following information sets out in detail the methods of engagement used to invite representations (in accordance with Regulation 22 (1)(c)(i) and (ii) for each of the regulation 18 consultations of the Fareham Local Plan 2036 and the individuals, groups and organisations who were invited to comment.

### *Regulation 18 Draft Local Plan Consultation*

#### *Web page*

- 4.2 The consultation was publicised on the Council's website as follows:





**BOROUGH COUNCIL** A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

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Home What's On Latest News Report it Apply for it Pay for it

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### Draft Local Plan Chapter Links

[Strategic Policies](#) (14 MB)

- SP1 - Presumption in Favour of Sustainable Development
- SP2 - Strategic Site at Welborne
- SP3 - Strategic Development Site at Daedalus (Employment)
- SP4 - Strategic Opportunities at Fareham Town Centre
- SP5 - Development in the Countryside
- SP6 - Development in Strategic Gaps
- SP7 - New Residential Development in the Countryside
- SP8 - Change of use to Garden Land

[Housing](#) (14 MB)

- H1 - Strategic Housing Provision
- H2 - Provision of Affordable Housing
- H3 - Affordable Housing Exceptions sites
- H4 - Adaptable and Accessible Dwellings
- H5 - Older persons' and Specialist Housing Provision
- H6 - Loss of Older Persons' and Specialist Housing Provision
- H7 - Self and Custom Built Homes
- H8 - Houses in Multiple Locations
- H9 - Self-contained Annexes and Extensions
- H10 - Gypsies, Travellers, and Travelling Showpeople
- H11 - Development Proposals within Solent Breezes Holiday Park

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### Draft Local Plan 2036

The Council are in the process of producing a new Local Plan. This will address the development requirements up until 2036 and in due course it is intended to replace Local Plan Part 1 (Core Strategy) and Local Plan Part 2 (Development Sites & Policies).


The [Draft Local Plan can be viewed online](#) (14 MB) or a paper copy is available to view in the Civic Offices and the Borough Libraries. The interactive Policies Map which accompanies the draft local plan can be found below. Alternatively a [PDF version of the Policies Map is available](#) (12 MB).

At this stage the Council have produced a draft (Regulation 18) version of the Fareham Local Plan 2036. Consultation on the Draft Local Plan will run between 25th October 2017 and 8th December 2017. Further details including dates for exhibitions and where and when you can view the material as well as information on how to make a representation and/or use the online comment form can be found on our [consultation webpage](#).

Subsequent to publication of the Draft Local Plan, an addendum has been added to housing allocation HA2 - Newgate Lane South, Peel Common. The addendum reads: 'The site promoter has advised Fareham Borough Council that the potential access identified via the demolition of two houses on Tukes Avenue (165 and 167) is a factual error. The site promoter has confirmed that potential vehicle access via these properties is not being pursued'.

The documents which make up the evidence base that have been used to inform the content of the Draft Plan are available on our [Evidence Base webpage](#). Representations can be made about any of these documents.

[The Policies Map](#)



### Fareham Today

- 4.3 The special edition of Fareham Today magazine was available from 18<sup>th</sup> October on the Council's website and paper copies were circulated as follows:
- delivered to businesses and residents registered on the Fareham Today distribution list
  - made available at all draft local plan consultation meetings and exhibitions
  - made available at Ferneham Hall and libraries, community centres, leisure centres, doctors' surgeries and sheltered housing schemes throughout the Borough

- Electronic versions were also emailed to interested residents upon request.

This magazine provided information on why the Council requires a Local Plan, why the Council are consulting on the Plan at this stage and further detail on the housing and employment sites allocated in the Plan. It also provided details of the representation procedures and how to access electronic and hard copies of the Draft Fareham Local Plan 2036 and supporting documents.

4.4 The Special Edition of the Fareham Today is set out on the following pages:

# Fareham TODAY

Special Housing Update | October 2017



## FAREHAM LOCAL PLAN 2036

## FOREWORD

BY LEADER OF FAREHAM BOROUGH COUNCIL, COUNCILLOR SEAN WOODWARD



**We have a responsibility to have in place a robust Local Plan to control development in Fareham in the interests of residents. However, it also falls to the Council to ensure local housing needs are met.**

It is a fact that many people are struggling to get onto the housing ladder in an area they call home. Affordability is a real issue but changes in demographics have had an impact too. People are living longer – in fact Fareham has one of the highest number of residents aged 65+ in the UK. On top of that many more people now live alone, for instance the divorce rate is higher, meaning two parents might both need a family home. All of this has an impact on housing numbers.

The Government has changed the way future housing needs are calculated and, by following its guidance, we have determined that more than 6,000 new homes must be built in Fareham between now and 2036.

Wellborne will eventually play a major part in addressing this issue, however it is well documented that there has been a considerable delay caused by land ownership issues. Although this situation has recently been resolved, the Council is in a somewhat vulnerable position as sufficient houses have not been built over the past few years. This means that there is some catching up to do.

This delay had a bearing on the recent Cranleigh Road, Portchester, appeal when the developer successfully challenged the Council's decision to refuse planning permission.

All of these factors mean the Council has to ensure that we have an adequate housing supply to meet our needs, particularly within the next five years.

We are now reviewing our Local Plan to make sure we continue to have a strategic approach to planning based on the latest housing need data for Fareham right up to 2036.

Our aim is to use as many brownfield\* sites as possible and work has already been done to identify some of these places through the vision for Fareham Town Centres. However, these homes combined with Wellborne will not be able to provide all of the 6,000 new homes needed. Around 2,500 will need to be found on greenfield\*\* sites.

Generally our long term strategy is to have fewer, larger developments that should bring additional community infrastructure benefits for residents. However, in the short term we propose to bring forward some smaller sites to help provide the homes that are needed more quickly.

If we do not take control of this issue developers will put pressure on us to force building on areas that we will all find unpalatable.

This special edition of Fareham Today gives you an overview of the Draft Local Plan and how we believe Fareham can meet the challenge of our housing shortage. There are lots of opportunities for you to find out more and take part in our consultation on the Draft Local Plan (see page 12). I look forward to seeing your feedback.

**\*Brownfield sites – have previously been built on**  
**\*\*Greenfield sites – have never been built on**



2 | Fareham Today – Special Housing Update – October 2017 | 01292 236100 | customerservices@fareham.gov.uk | www.fareham.gov.uk

## WHAT IS A LOCAL PLAN AND WHY IS IT NEEDED?

Every council responsible for planning decisions should have a Local Plan. This sets out the opportunities for development in its area, as well as what will or will not be permitted. It looks at housing, employment space and places where retail and leisure facilities should be provided.

The Local Plan should also identify areas to be protected, such as valued countryside, community and leisure buildings, and open spaces. Some of these community assets may also be improved through new developments.

Every time the Council receives a planning application it looks at the Local Plan to see whether the development is needed and appropriate for the area.

### REVIEWING FAREHAM'S LOCAL PLAN

There is immediate pressure for new homes to be built in Fareham to meet the needs of residents now and in the future. Ensuring this happens in a planned way is a priority for the Council, which is why it began a review of its Local Plan two years ago.

The Draft Local Plan, for which the Council is seeking for residents' views now will, when adopted, help determine planning applications and developments in Fareham until 2036.



### HOW DO WE DEVELOP A LOCAL PLAN?

There are five stages in total. It begins with a consultation and this is happening now. We are in the first stage.

- Stage 1 – Autumn 2017**  
The Council sets out its ideas in a Draft Local Plan, which is our preferred development strategy. We ask the community and other interested parties, such as developers and authorities responsible for roads, health and education services, to give us feedback.
- Stage 2 – Summer 2018**  
Once this feedback has been received, the Local Plan is revised. This will again be shared with the community and interested parties for feedback.
- Stage 3 – Autumn 2018**  
The Council will consider the feedback from Stage 2 and propose further amendments before submitting the Local Plan to the Government for independent examination.
- Stage 4 – Estimated Winter 2018**  
During the examination of the Local Plan, the community will be able to raise any outstanding issues with the Government Inspector. The Inspector will then report on his findings.
- Stage 5 – Estimated Summer 2019**  
The Council will adopt the Local Plan once the Government Inspector has found it to be sound. It is only at this stage that all of the policies in the new Local Plan will be used to determine planning applications.

## FAREHAM: A GROWING BOROUGH

Fareham is a Borough with a growing population. It's a popular place to live and to work. Add to that factors such as longer life expectancy and a decline in new homes being built since the recession, and it is not surprising that the area now has a shortfall in housing. The biggest impact of this is that younger generations are finding it increasingly difficult to get on the property ladder as first time buyers or renters.

This isn't just a problem in Fareham. Nationally there's been an increase in the number of 20 to 34-year-olds still living with their parents. The average house price in Fareham now stands at more than £275,000\* while the average wage is less than £30,000. This means a first-time buyer would need savings of £46,750 (based on a 10% deposit) before being able to buy one of these homes.

The Council now has the challenge to find more land for development in order to create housing to meet the needs of today's young people and future generations. The main way it can do this is to review its Local Plan to find more space for building new homes.

\* Figure according to National Housing Federation 2016  
 \*\* Average deposit according to Which? National Property Survey 2015




**BETWEEN 2017 AND 2036 THERE WILL BE**

- 14,000** MORE OVER 65s
- 5,000** MORE OVER 85s

**2017** OVER 65s = 22% OF POPULATION  
**2036** OVER 65s = 31% OF POPULATION



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# FINDING SPACE FOR NEW DEVELOPMENTS

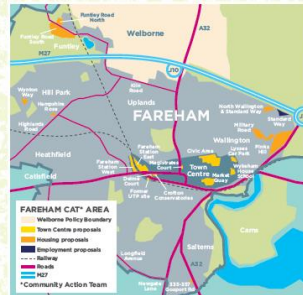
Changes to the way the Government requires us to calculate future housing needs mean that we now have to build more than 8,000 new homes in Fareham by 2036.

Many of these new homes will be built in Welborne and on brownfield sites in the town centre and elsewhere. However, these sites do not offer the full solution. Welborne, for example, has been considerably delayed following years of land ownership issues, so will not be able to deliver 6,000 homes by 2036. It will take longer than that.

**Brownfield sites ready for new homes**  
In the Draft Local Plan the Council wants to encourage the redevelopment of brownfield sites which have become vacant, such as Fareham Magistrates' Court. This area could provide new homes quickly.

Similarly the Civic Quarter - the area near the Council's Civic Offices - could be used to provide around 100 homes with complementary retail or leisure space and a redeveloped Osborn Road multi-story Car Park with approximately 600 car parking spaces. The Civic Gardens would be protected and pedestrian links between this area and West Street would be improved. In the longer term the Market Quay car park site would be redeveloped to provide homes, retail and leisure facilities in the town centre. To enable this to happen part of the surface car park would become a new multi-story. This could provide around 100 new homes.

**Greenfield sites for future housing needs**  
The Council recognises that not all of the additional homes can be accommodated on brownfield sites, so some greenfield sites need to be found. In fact, following a call for



sites, the Council was inundated with around 200 sites to consider. More than 10,000 houses were proposed on greenfield sites across the Borough. We have narrowed this down to sites which could accommodate a total of 2,500 homes. However, this must be balanced with protecting the most important countryside and the character of our communities. Our preferred approach would enable us to protect the important open spaces which exist between our major settlements such as between Fareham, Stubbington and the Western Wards. Generally our long term strategy is to have fewer, larger developments that should bring additional community benefits for our residents. We will work towards encouraging road improvements and creating more classroom spaces where

needed. We will also work with the NHS to encourage the timely provision of improved access to healthcare. In the short term we are looking to bring forward some smaller sites to help provide the homes that are needed more quickly.

**Space for industry and employment**  
The Council also needs to create more space for businesses to start up and expand in Fareham to support the local economy. The Draft Local Plan identifies land and buildings suitable for existing and expanding employment and business uses, which in turn will provide jobs, goods and services for the community. Most of the future need for employment land and buildings could be provided on two strategic sites: Daxidus and Welborne.

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# WHY ISN'T WELB



When the Council first adopted the Welborne Plan in 2015 it was anticipated it would create 6,000 homes by 2036, with work starting in 2016/17. Since then there have been delays caused by land ownership disputes.

In August 2017, Buckland Development Ltd announced that they had purchased the Dean Farm Estate resulting in them being the majority landowner at Welborne. This has paved the way for a more comprehensive approach to delivery.

Once a Welborne planning application has been approved, work is likely to begin in 2019. However, this is later than originally anticipated so it is extremely unlikely that 6,000 new homes will be built by 2036.



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# BORNE ENOUGH?



## The importance of addressing Fareham's immediate housing shortage

Whilst Welborne will solve a significant proportion of Fareham's housing shortage, it will not provide all the new homes required. Equally the first homes to be built will not be delivered as early as they are needed. A recent planning appeal by the developers of Cuthbert Road in Portchester has highlighted the need for new homes to be built sooner than can be achieved at Welborne. The Government Inspector who decided the appeal felt that new housing was not being brought forward quickly enough in the Borough. As a result, Fareham needs to address this immediate need for housing, particularly over the next five years, whilst developing a new Local Plan that will accommodate all housing need up until 2036.

Fareham needs more new homes now

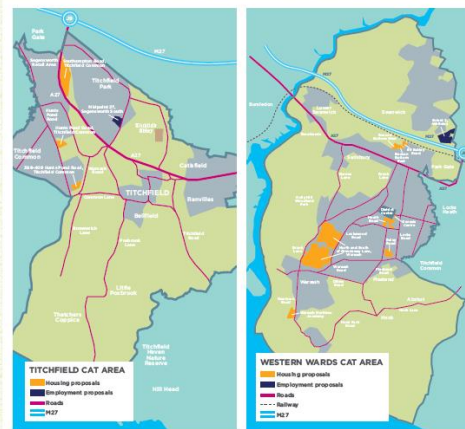
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Fareham Today - Special Housing Update - October 2017 7

# POTENTIAL NEW HOUSING AND EMPLOYMENT SITES

The Council wants to encourage the redevelopment of brownfield sites in the first instance but new greenfield sites will also need to be found for development around the Borough. We looked at lots of different sites that were put forward for development before coming up with a preferred development strategy. However, now it's your turn. What do you think? Do you think there might be issues with any of the sites we have proposed? Are there things we haven't addressed? Do you think there are better ways to meet our housing or employment need?

We would encourage you to have a good look at all of the information on our website where we have detailed all of the sites put forward. Tell us if you think there are better options that would meet our housing need. The maps on these pages show the sites we have selected. Details of all the sites can be found on our website: [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation) or you can find out more at our exhibitions - see back page for details.



Fareham Today - Special Housing Update - October 2017

01293 236100 | customerservices@fareham.gov.uk | www.fareham.gov.uk



FAREHAM LOCAL PLAN





# TAKING PRIDE IN FAREHAM

As well as shaping future housing and employment developments that will happen in Fareham, the Draft Local Plan has an important role in creating a Borough that residents can continue to be proud of and that meets local needs. This added community value is a vital part of sustainable planning.

**Protecting open spaces**  
The Draft Local Plan proposes policies that will protect existing open spaces. It sets out that, where significant development does happen, new open spaces should be created or improvements should be made to existing open spaces. This all helps to protect and preserve the feel of Fareham as a green Borough.

**Creating more leisure facilities**  
The Council expects developers to provide suitable recreational space alongside their housing proposals. This adds value to new developments and enriches communities.

**Re-energising the day and night time economy**  
An important part of the Council's ideas for Fareham Town Centre is to re-energise this area to make it a more attractive place for residents to spend their leisure time, both by day and in the evenings.

"...a Borough that residents can continue to be proud of and that meets local needs."

01329 236100 | customerenquiries@fareham.gov.uk | www.fareham.gov.uk

## FAREHAM LOCAL PLAN 2036

We've tried to anticipate some of the questions you may have. However, if you have a question that we haven't answered please email [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk) or see the telephone numbers under the 'Who Can I Talk To?' section below.

**How do I find out more about the Draft Local Plan?**  
We've organised public exhibitions that will take place across the Borough from 2:00pm - 6:00pm which will feature maps and diagrams of the proposed sites. Council Officers will be on hand to answer any questions you may have.

**Community Action Team (CAT) meetings** will follow the exhibitions and start at 7:00pm. At these meetings the Leader of Fareham Borough Council will begin with an introduction explaining about why we need a new Local Plan. The Council's Director of Planning and Regulation will then look at the proposed site allocations in more detail.

**Full details of the meetings** can be found on the back page of this document and on the Council's website: [www.fareham.gov.uk](http://www.fareham.gov.uk) and via social media.

**How can I have my say on the Draft Local Plan?**  
We have tried to make it easy for everyone to have their say so there are a number of ways to get involved.

There is a dedicated webpage which has a link to a comment form. You can access this here: [www.fareham.gov.uk/planning/localplanconsultation](http://www.fareham.gov.uk/planning/localplanconsultation)

Comments can be made online or, if you prefer, you can print it out and send it to us at Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ.

Comments forms will also be available from libraries at Fareham, Gosport, Locks Heath, Portchester and Stubbington and from the Civic Offices. If you are unable to access any of the above you can phone the Consultation Team who will post a form out to you. Call 01329 824409.

**When can I have my say?**  
The consultation starts on Wednesday 25 October with comments being accepted up until Friday 8 December.

**Who will decide where new housing goes?**  
This is a collaborative process. We have looked at lots of different sites that were put forward for development before coming up with a preferred development strategy. However, now it's your turn. What do you think? Do you think there might be issues with any of the sites we have proposed? Are there things we haven't addressed? Do you think there are better ways to meet our housing or employment need?

**Why do we need the early delivery of housing?**  
The delay with Welborne which was caused by land ownership disputes means we have some catching up to do. This was highlighted at the recent Canleigh Road, Portchester, appeal. The Government Inspector allowed the developer's appeal as he felt that new housing was not being brought forward quickly enough in the Borough. As a result, Fareham now needs to address the immediate need for housing.

**Why did the Council not know more homes would be needed when Welborne was planned?**  
Welborne has evolved over many years. When the Welborne Plan was adopted in 2015 the expectation was that 6,000 new homes would be built by 2036. The significant delays caused by land ownership issues mean fewer homes will now be built by that time. In fact we anticipate around 4,000 up until 2036 with the rest to follow in later years.

**We also need more homes because the current Local Plan for Fareham only runs until 2036.** We are now rolling that Plan forward so we need to plan for housing need for a further ten years, until 2056.

**Where did these housing numbers come from?**  
The Partnership for Urban South Hampshire (PUSH) commissioned an independent review of housing need on behalf of and within each of the 12 local authorities in south Hampshire. It was this review, which followed Government guidance, that indicated the number of homes needed in Fareham.

**Who can I talk to about this?**  
If your enquiry is about the consultation and the meetings taking place you can call the Consultation Team on 01329 824409. If your enquiry relates to the content of the Draft Local Plan, please call the Planning Team on 01329 824601.

PUSH is a joint committee through which all local authorities in South Hampshire can work together cooperatively.

www.facebook.com/fareham | www.twitter.com/farehamBC

## FIND OUT MORE

The Council is sharing more detail on its Draft Local Plan during exhibitions taking place between 2:00pm and 6:00pm followed by a CAT meeting from 7:00pm to 8:30pm. Due to the venue sizes, the Portchester and Warsash meetings will be ticketed. Tickets can be booked by phoning 01329 236100 or emailing [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk).

Up to two tickets per person will be allocated. You do not need tickets for any of the exhibitions or other CAT Meetings. The final date at Fareham Hall has been added as a fairly central location for any residents unable to attend their local exhibition.

Portchester Community School Wednesday 25 October	Holy Rood Church, Stubbington Thursday 26 October
Ferneham Hall, Solent Room Wednesday 8 November	Victory Hall, Warsash Friday 10 November
St Peter's Church, Titchfield Monday 13 November	<b>EXHIBITION ONLY</b> Ferneham Hall Tuesday 21 November, 3pm - 7pm

For more information about the Draft Local Plan please contact the Council's Planning Team on 01329 824601.

**FAREHAM LOCAL PLAN 2036**

FAREHAM BOROUGH COUNCIL

### Consultation letter/statement

4.5

The following letter was sent out to all companies, individuals and organisations who were registered on our Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper copy was posted. This text was also provided in the civic offices and libraries as the statement of consultation.

Dear Sir/Madam

## **Regulation 18 Consultation – Fareham Borough Council Draft Local Plan**

Fareham Borough Council is launching the first stage of consultation on the draft version of the Plan (Draft Fareham Local Plan 2036). This consultation is starting on Wednesday 25<sup>th</sup> October 2017 and will run until Friday 8<sup>th</sup> December 2017. This consultation is part of the initial stages of plan production and is being carried out under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The consultation on the Draft Local Plan will help inform how the Borough will develop up until 2036. The ultimate purpose of a Local Plan once adopted is to establish how much housing and land for employment will be needed and where it will go, alongside protecting and enhancing the environment and delivering infrastructure. There are further opportunities for comments as this Plan advances through to its final adoption stage, when it will fully replace the Adopted Borough Plan (excluding Welborne) and be used in the determination of planning applications. Further information on these consultation stages and our current timetable can be viewed on our website:

<http://www.fareham.gov.uk/PDF/planning/LocalDevelopmentScheme2017.pdf>

The Draft Local Plan and all supporting documents and evidence can be viewed on our website: [www.fareham.gov.uk/planning/localplanconsultation.aspx](http://www.fareham.gov.uk/planning/localplanconsultation.aspx)

From our website you will also be able to complete our comment forms (i.e. make representations). Hard (paper) copies of comments forms will also be made available, at the locations and times details below.

During this consultation paper copies of the Draft Local Plan, as well as the Habitats Regulation Assessment, Sustainability Appraisal, Policies Map and Strategic Housing Land Availability Assessment will be made available for viewing at the locations and times below. If you would like to view any other supporting evidence, please call 01329 236100 and ask for the Planning Strategy Team, who will be able to make any documents available for viewing in the Civic Office reception, at the times detailed below.

<b>Location</b>	<b>Opening Times</b>
Fareham Borough Council Civic Offices, Civic Way Fareham PO16 7AZ	Monday to Thursday 8.45am to 5.15pm Friday 8.45am to 4.45pm
Fareham Library Osborn Road Fareham PO16 7EN	Monday, Thursday and Friday 9.30am to 7pm Tuesday and Wednesday 9.30am to 5pm Saturday 9.30am to 4pm
Portchester Library West Street Portchester PO16 9TX	Monday and Friday 10am to 1pm & 2pm-7pm Tuesday and Thursday 10am to 1pm & 2pm to 5pm Wednesday 10am to 1pm

	Saturday 9.30am to 1pm
Lockswood Library Lockswood Centre Locks Heath District Centre SO31 6DX	Tuesday, Wednesday and Friday 9.30am to 5pm Thursday 9.30am to 7pm Saturday 9.30am to 1pm
Stubbington Library Stubbington Lane Stubbington PO14 2PP	Monday and Friday 9.30am to 7pm Tuesday and Thursday 9.30am to 5pm Wednesday and Saturday 9.30am to 1pm
Gosport Discovery Centre High Street, Gosport PO12 1BT	Monday to Friday 9am to 7pm Saturday 9am to 5pm
Lee on Solent Library 14 High Street Lee on Solent PO13 9BZ	Monday 10am to 1pm Tuesday 10am to 5pm Thursday 10am to 7pm Friday 10:30am to 1pm Saturday 9:30am to 1pm
Bridgemary Library 74 Brewers Lane Gosport PO13 0LA	Monday 2pm to 5pm Tuesday 9:30am to 1pm Thursday 9:30am to 1pm and 2pm to 7pm Friday and Saturday 9:30am to 1pm

Fareham Borough Council will be holding exhibitions and Community Action Team (CAT) meetings during October and November at which residents can find out more about the review of the Borough's Local Plan.

The exhibitions will be open to all and will run from 2-6pm before the CAT meetings from 7-8.30pm on the following dates and locations:

- Wednesday 25 October Local Plan CAT Meeting, Portchester Community School (ticketed event)
- Thursday 26 October Local Plan CAT Meeting, Holy Rood Church, Stubbington Room
- Wednesday 8 November Local Plan CAT meeting, Ferneham Hall, Fareham
- Friday 10 November Local Plan CAT Meeting, Warsash Victory Hall (ticketed event)
- Monday 13 November Local Plan CAT Meeting, St Peter's Church, Titchfield
- Tuesday 21 November from 3:00-7:00pm at Ferneham Hall's Octagon Room (this is an exhibition only)

More information on the exhibitions and CAT meetings, including dates and venues can be found on our website:

[http://www.fareham.gov.uk/have\\_your\\_say/cats/intro.aspx](http://www.fareham.gov.uk/have_your_say/cats/intro.aspx).

If you have any queries, or would like to request paper copies of the comments forms, please email [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk), telephone 01329 236100, or write to:

Planning Strategy Team  
Fareham Borough Council  
Civic Offices



Civic Way  
Fareham  
Hants  
PO16 7AZ

Yours faithfully

Richard Jolley  
**Director of Planning and Regulation**

*List of people/organisations invited to make comment and the methods of engagement*

4.6

Stakeholder Group	Consultation and engagement methods used
Local Residents and Business/General Public	<ul style="list-style-type: none"> <li>Online information and survey on Council website</li> <li>Press releases</li> <li>Publication of Fareham Today magazine online and in print (sent to households and available in libraries)</li> <li>Staffed pop-up exhibitions held throughout the Borough</li> <li>Community Action Team meetings held throughout the Borough</li> <li>Email or letter updates sent to Local Plan Consultation Database</li> <li>Social Media posts</li> </ul>
*Statutory Consultees	<ul style="list-style-type: none"> <li>Email or letter updates</li> <li>Written responses</li> </ul>
*Neighbouring boroughs and other local authorities affected by Fareham's Local Plan	<ul style="list-style-type: none"> <li>Individual and group meetings</li> <li>Email or letter updates</li> <li>Written responses</li> </ul>
*Infrastructure and service providers	<ul style="list-style-type: none"> <li>Individual and group meetings</li> <li>Email or letter updates</li> <li>Written responses</li> </ul>

4.7

\*In accordance with paragraph 2 of The Town and Country Planning Regulations 2012 The following list of specific consultees were consulted for each regulation 18 consultation undertaken in preparing the Fareham Local Plan 2037:

Organisation	TypeOfGroup
Historic England	Statutory Organisation
HCC	Public Services
Portsmouth Water	Utility/Infrastructure Provider
Hampshire County Council	Local Authority
Portsmouth Water	Utility/Infrastructure Provider
Historic England	Statutory Organisation
HCC	Local Authority
Botley Parish Council	Community Groups/Organisations
Hampshire County Council Estates	Local Authority

Hampshire County Council	Local Authority
Test Valley Borough Council	Local Authority
Whiteley Town Council	Local Authority
Hampshire County Council	Local Authority
Homes England	Statutory Organisation
Hampshire County Council Public Health	Local Authority
Marine Management Organisation	Statutory Organisation
Hampshire County Council	Public Services
Fareham & Gosport Clinical Commissioning Group	Statutory Organisation
Havant Borough Council	Local Authority
Eastleigh Borough Council	Local Authority
Natural England	Statutory Organisation
Test Valley Borough Council	Local Authority
Portsmouth Hospital NHS Trust	Public Services
Hound Parish Council	Local Authority
New Forest National Park Authority	Local Authority
Southampton City Council	Local Authority
Havant Borough Council	Local Authority
Hampshire Constabulary	Public Services
New Forest District Council	Local Authority
Hampshire County Council	Local Authority
Gosport Borough Council Planning and Regeneration Services	Local Authority
Southern Water	Utility/Infrastructure Provider
Winchester City Council	Local Authority
Hampshire County Council	Statutory Organisation
Southern Health NHS Foundation Trust	Public Services
Southern Health NHS Foundation Trust	Public Services
Southern Health NHS Foundation Trust	Public Services
Countryside Service (Highway Authority PROW)	Other
Winchester City Council	Local Authority
Hampshire County Council	Local Authority
Hampshire County Council Property Services	Local Authority
East Hampshire District Council	Local Authority
Westlands Medical Centre	Public Services
Lockswood Surgery	Public Services
Jubilee Surgery	Private Individual
Bursledon Parish Council	Community Groups/Organisations
New Forest National Park Authority	Local Authority
Environment Agency	Statutory Organisation
Ministry of Housing, Communities & Local Government	Statutory Organisation
The Coal Authority	Statutory Organisation
Health & Safety Executive	Statutory Organisation

Highways England	Statutory Organisation
Network Rail	Statutory Organisation
Rushmoor Borough Council	Local Authority
Hamble Le Rice Parish Council	Statutory Organisation
Southwick & Widley Parish Council	Statutory Organisation
Wickham Parish Council	Statutory Organisation
Bishops Waltham Parish Council	Statutory Organisation
Boarhunt Parish Council	Statutory Organisation
Highlands Practice	Other
The Whiteley Surgery	Public Services
Avison Young on behalf of National Grid	Utility/Infrastructure Provider
National Grid	Utility/Infrastructure Provider
Portsmouth City Council	Statutory Organisation
Isle of Wight Council	Local Authority
Southern Gas Network	Business
Scottish and Southern Energy	Community Groups/Organisations
BT Telecommunications	Business
Fareham Area Disability Forum	Community Groups/Organisations
Alzheimers Society	Community Groups/Organisations
Deaf Awareness	Community Groups/Organisations
Fareham Community Link	Community Groups/Organisations
Marvels & Meltdowns	Community Groups/Organisations
Autism Hampshire	Community Groups/Organisations
Fareham Good Neighbours	Community Groups/Organisations
Age Concern	Community Groups/Organisations
Hampshire Conservation	Community Groups/Organisations
Hampshire County Council (Property Services)	Public Services
Winchester City Council	Local Authority
Hampshire County Council	Local Authority
Transport for London	Statutory Organisation
Mayor of London	Statutory Organisation
Marine Management Organisation	Statutory Organisation

### *Press Release*

- 4.8 The following press release was made on 19<sup>th</sup> October:  
[Draft Local Plan Exhibitions and CAT Meetings](#)

Wednesday 25 October marks the start of a series of Community Action Team (CAT) meetings and Exhibitions taking place for across the Borough so residents can find out more about the review of the Draft Local Plan.

The first event takes place in Portchester Community School. Residents are reminded that, due to limited space at this venue, they will need tickets to attend the CAT meeting which follows that same evening. There is a similar issue at the Warsash CAT Meeting which takes place on Friday 10<sup>th</sup> November. Tickets

can be booked in advance by phoning 01329 236100 or emailing [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk). Up to two tickets will be allocated per person.

Exhibitions take place from 2-6pm and will be followed by CAT meetings on the same day at 7:00pm. Meetings will finish at 8.30pm. Tickets are not needed for meetings in Stubbington, Fareham or Titchfield.

- Wednesday 25 October Draft Local Plan CAT Meeting, Portchester Community School (ticketed event)
- Thursday 26 October Draft Local Plan CAT Meeting, Holy Rood Church, Stubbington
- Wednesday 8 November Draft Local Plan CAT meeting, Ferneham Hall, Fareham
- Friday 10 November Draft Local Plan CAT Meeting, Victory Hall, Warsash (ticketed event)
- Monday 13 November Draft Local Plan CAT Meeting, St Peter's Church, Titchfield

An extra date for the Draft Local Plan Consultation exhibition has been added to the calendar to allow anyone who may have missed the first round of engagement events to get involved. This will take place on Tuesday 21 November from 3-7pm at Ferneham Hall's Octagon Room.

The Local Plan looks at housing, employment space, and places where retail and leisure facilities should be provided. It also earmarks areas to be protected, such as countryside, community and leisure buildings, and open spaces.

At the exhibitions and meetings residents can find out about proposals for specific areas and speak directly to Councillors and planning officers.

ENDS

**For further information contact:**

Jan Lasnon, PR & Marketing Manager, Tel: 01329 824302

fax: 01329 550576, e-mail: [publicity@fareham.gov.uk](mailto:publicity@fareham.gov.uk)

*Document Availability*

4.9 During the consultation period, the following documents were made available for public consultation:

- Draft Local Plan (Regulation 18 version)
- Sustainability Appraisal
- Habitats Regulations Screening Assessment
- Equalities Impact Assessment
- A large number of evidence base documents (such as the SHLAA and interim Infrastructure Delivery Plan)
- Representations form

Electronic copies of the documents were made available for viewing online on the Council's website at:

<http://www.fareham.gov.uk/planning/localplanconsultation.aspx>

In addition, paper copies of key documents were also made available for viewing at the Civic Offices (at the normal opening times) and in libraries within the Borough.

#### *Community Action Team Meetings and Local Plan Exhibitions*

4.10 The following Community Action Team (CAT) meetings and public exhibitions were organised to promote and provide information on the consultation:

- Wednesday 25 October - Portchester Community School – Exhibition and CAT meeting (250 capacity for CAT meeting - ticketed event)
- Thursday 26 October - Holy Road, Stubbington Room – Exhibition and CAT meeting
- Wednesday 8 November - Ferneham Hall, Fareham – Exhibition and CAT meeting
- Friday 10 November - Warsash Victory Hall – Exhibition and CAT meeting (220 capacity for CAT meeting – ticketed event)
- Monday 13 November - St Peter's Church, Titchfield – Exhibition and CAT meeting
- Tuesday 21 November – Ferneham Hall, Fareham (Drop-in exhibition 3-7pm)
- Friday 24 November – Fareham Shopping Centre (Drop-in exhibition 2-5pm)

The exhibitions were open to all, staffed by Planning Strategy and Communication Team Officers, and unless mentioned otherwise ran from 2-6pm at the above venues. The CAT meetings followed the exhibitions and were held between 7-8:30pm. An additional CAT meeting was held at Warsash Victory Hall from 8:40-10:10pm, due to the number of individuals interested in attending the meeting. The drop-in exhibitions enabled members of the public to view more details on the allocated housing and employment sites on display boards, speak to Officers if required, and provide their comments either on hard copies or the online version of the comments form.

4.11 At the exhibitions, poster displays guided attendees through the process of the production of the Draft Local Plan and present site allocations, and capacities in a logical way. The exhibitions were dispersed across the Borough, reflecting locations the proposed housing and employment sites in the Draft Local Plan. Copies of the Draft Local Plan and evidence base were available for inspection and copy of the Policies Map was laid out on a table for the public to view and discuss with Officers. A number of Officers from the Planning Strategy and Regeneration team were available at the exhibitions to answer questions, provide clarity and talk through the Local Plan process.

4.12 The Exhibition displays are set out on the following pages:



## WE'RE CONSULTING ON OUR DRAFT LOCAL PLAN

### YOUR VIEWS MATTER

- The consultation boards focus on the Draft Local Plan and sites proposed for potential development
- We would like to know what you think about our draft proposals and policies
- Your opinions will make sure we have allocated the right sites
- You can also comment on possible sites for development not in the Draft Local Plan

Have your say by **FRIDAY 8 DECEMBER**

Complete a comments form online at  
[www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Ask us for a paper copy - phone **01329 236100**

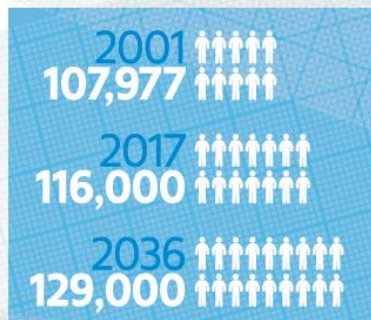
**FAREHAM**  
BOROUGH COUNCIL



## FAREHAM IS GROWING

Fareham is a Borough with a growing population. These factors are helping to drive up our need for more housing.

### Fareham's Projected Population Growth



**FAREHAM**  
BOROUGH COUNCIL

## WHAT IS A LOCAL PLAN?

Every council responsible for planning decisions should have a Local Plan. It allocates space for:

Housing
Employment
Retail
Countryside
Open space
Leisure facilities
Community buildings

When the Council receives a planning application it looks at the current Local Plan to see whether the development is needed and appropriate for the area.

**FAREHAM**  
BOROUGH COUNCIL



## FAREHAM IS A CHANGING BOROUGH

The way we choose to live is changing too. Factors such as divorce mean more families now require two homes rather than one.



**FAREHAM**  
BOROUGH COUNCIL





## PROTECTING THE BOROUGH

Changes to the way the Government requires us to calculate future housing needs mean that we now have to build more than 8,000 new homes in Fareham by 2036.

Our aim is to use as many brownfield\* sites as possible and work has already been done to identify some of these places through the vision for Fareham Town Centre. However, these homes combined with Welborne will not be able to provide all of the 8,000 new homes needed. Around 2,500 will need to be found on greenfield\*\* sites.

**We need a robust Local Plan to protect as much green space as we can.**

\*Brownfield sites – have previously been built on

\*\*Greenfield sites – have never been built on



## OUR HOUSING NEED IS URGENT

**The Cranleigh Road planning appeal highlighted the need for housing within the next five years.**

The Government Inspector found that housing was not being built quickly enough in Fareham.

We need to look at suitable brownfield and greenfield sites to meet our housing need and protect green spaces.



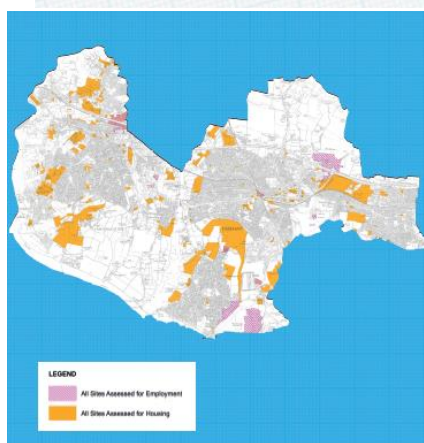
## WHY ISN'T WELBORNE ENOUGH?

The Welborne Plan for a new 6,000 home community was adopted in 2015.

Land ownership disputes have caused significant delays. Work is now likely to start in 2019 rather than 2016.

Welborne will solve a major part of Fareham's housing shortage, but it will not create all the new homes required by 2036.

The delays also mean that the first homes built at Welborne will not be delivered as early as they are needed.



## CALL FOR SITES

**In 2016 we asked developers and landowners to tell us about sites they would like to propose for development.**

This is known as 'a call for sites' and every Council has to do it when preparing their Local Plan.

Around 200 sites were assessed for either housing or employment development.

These would have provided 10,500 extra homes on top of Welborne.





## CHOOSING THE PROPOSED SITES

When choosing the sites for housing and employment in the Local Plan we considered a number of factors including:

- Impact on local roads
- How likely it was to get built
- Impact on local views
- Impact on local wildlife etc

We have tried to choose as many brownfield sites as possible.

With a limited amount of brownfield sites available, greenfield sites will have to be used. We preferred Greenfield sites that were close to already built up areas

We want to know whether you think we are proposing the right sites.

You can also suggest sites you think should be developed instead.



## WHAT ABOUT INFRASTRUCTURE?

We understand that people are concerned about the impact of development on local services such as Doctors' surgeries and schools as well as infrastructure such as roads. For this reason, where possible, we propose building larger sites.

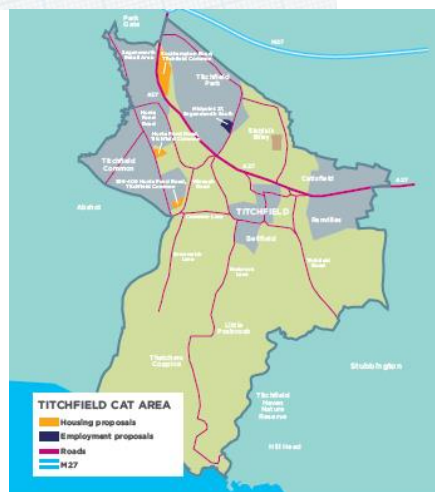
This is so the developer can be required to contribute to infrastructure to support new development.

We are also working closely with partners who provide key services such as the Clinical Commissioning Group and Hampshire County Council to help them plan for future demand.



## PROPOSED SITES: WESTERN WARDS

HOUSING PROPOSED	Estimated numbers
Beacon Bottom East	5
Beacon Bottom West	30
North and South of Greenaway Lane, Warsash	700
Warsash Maritime Academy	100
Heath Road	71
Genesis Centre	35
Raley Road	49
69 Botley Road	24
<b>EMPLOYMENT SPACE</b>	
Solent 2, Whiteley	23,500m <sup>2</sup>



## PROPOSED SITES: TITCHFIELD

HOUSING PROPOSED	Estimated numbers
Southampton Road, Titchfield Common	400
Hunts Pond Road, Titchfield Common	38
399-409 Hunts Pond Road, Titchfield Common	10
<b>EMPLOYMENT SPACE</b>	
Midpoint 27, Segensworth South	4,700m <sup>2</sup>

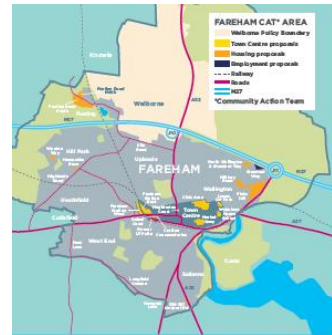


## PROPOSED SITES: CROFTON

HOUSING PROPOSED	Estimated numbers
Newgate Lane South, Peel Common	475
Stubbington Lane	12
Sea Lane	8

EMPLOYMENT SPACE	Estimated numbers
Swordfish Business Park, Daedalus West	8,000m <sup>2</sup>
Faraday Business Park, Daedalus East	40,000m <sup>2</sup>



## PROPOSED SITES: FAREHAM

HOUSING PROPOSED	Estimated numbers
Funtley Road North	23
Funtley Road South	55
Wynton Way	13
Hampshire Rose	18
North Wallington and Standard Way	21
Military Road	26
Pink's Hill	80
335-337 Gosport Road	8

TOWN CENTRE HOUSING PROPOSED	Est numbers
Fareham Station East	120
Fareham Station West	96
Delme Court	11
Former UTP site, Western Way	36
Crofton Conservatories	49
Magistrates Court	45
Civic Area	100
Market Quay	100
Lysses Car Park	26
Wykeham House School	15

EMPLOYMENT SPACE	Estimated numbers
Standard Way	2,000m <sup>2</sup>



## PROPOSED SITES: PORTCHESTER

HOUSING PROPOSED	Estimated numbers
Downend Road East, Portchester	350
Romsey Avenue	225
Cranleigh Road	120
Moraunt Drive	49



## WHAT HAPPENS NEXT?



- 4.13 The majority of exhibitions and CAT meetings were well attended. It was clear that many people had concerns about the sites allocated in the Draft Local Plan, so it was important to explain and clarify details on the sites and provide further detail on the site selection process to members of the public at the exhibitions.
- 4.14 At the CAT meetings, a presentation was given by the Leader of the Council and the Director of Planning and Regeneration on the Draft Local Plan. The presentations reflected the Draft Local Plan process and the allocated sites that were relevant to the CAT meeting being held.

#### *Story Map*

- 4.15 The following interactive story map was available online throughout the consultation period and was publicised via social media:





## Fareham's Draft Local Plan

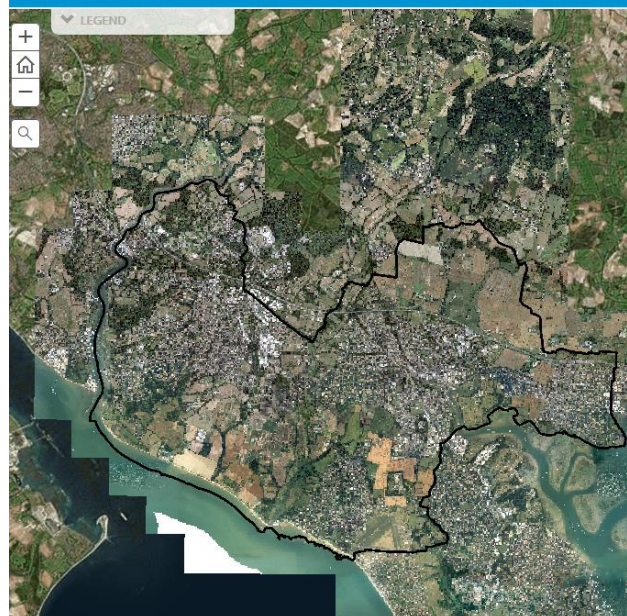
### What is a Local Plan?

Every council responsible for planning decisions should have a Local Plan. It

allocates space for:

- Housing
- Employment
- Retail
- Countryside
- Open space
- Leisure facilities
- Community buildings

When the Council receives a planning application it looks at the current Local Plan to see whether the development is needed and appropriate for the area.



Fareham's Draft ... [Edit](#) **FAREHAM**  
BOROUGH COUNCIL

## Fareham's Draft Local Plan

### Updating our Local Plan

We are now updating our Local Plan to make sure our Plan is based on the latest housing need data for Fareham up to 2036.

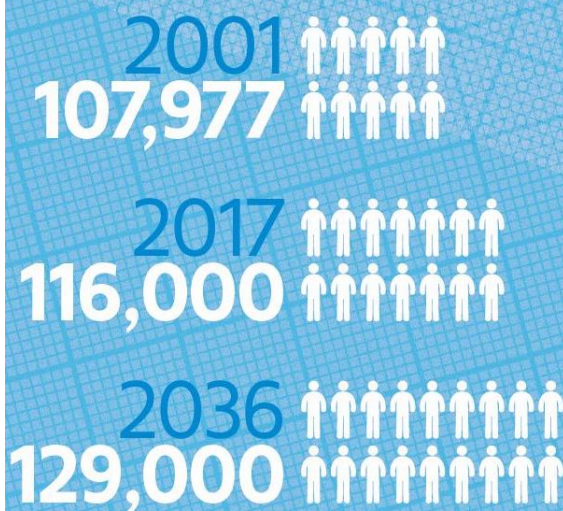
We are consulting on the Draft version up until Friday 8 December.

Scroll through these slides to find out more about our proposals and why we need to find more housing in Fareham. You can explore the maps later on to find out about our draft proposals for your local area.

It is important to highlight that the Draft Local Plan contains the Council's proposed policies and allocations for consultation. Nothing has been decided yet.

You can find out more and comment via the [Local Plan Consultation Webpage](#)

## Fareham's Projected Population Growth



## Residents are living longer

BETWEEN 2017 AND 2036 THERE WILL BE

**14,000**

MORE OVER 65s

**5,000**

MORE OVER 85s



**2017**  
OVER 65s  
= 22% OF  
POPULATION



**2036**  
OVER 65s  
= 31% OF  
POPULATION

## More people living alone



**24.5%**  
OF RESIDENTS LIVED ON  
THEIR OWN IN 2011

## Hard to get on the housing ladder

**£275,000\***  
AVERAGE HOUSE PRICE  
\*Figure according to National Housing Federation 2016

**£30,000**  
AVERAGE WAGE

**£46,750\*\***  
DEPOSIT NEEDED FOR  
FIRST TIME BUYER  
\*\*Average deposit according to  
Which? National Property Survey 2015



## Fareham's Draft Local Plan

### A growing population

Fareham is a Borough with a growing population. It is a popular place to live and work. These factors are helping to drive up our need for more housing.



## Fareham's Draft Local Plan

### The way we live is changing

If you also consider factors such as longer life expectancy, a decline in new homes being built since the recession, it is not surprising that the area now has a shortfall in housing.

The way we choose to live is changing too. Factors such as divorce mean more families now require two homes rather than one. More people are also living alone.

The biggest impact of these changes is that younger generations are finding it increasingly difficult to get on the property ladder as first time buyers or renters.







Fareham Town Centre



## Fareham's Draft Local Plan

### Why isn't Welborne enough?

The Welborne Plan for a new 6,000 home community was adopted in 2015. Land ownership disputes have caused significant delays. Work is now likely to start in 2019 rather than 2016.

Welborne will solve a major part of Fareham's housing shortage, but it will not create all the new homes required by 2036.

The delays also mean that the first homes built at Welborne will not be delivered as early as they are needed.



## Fareham's Draft Local Plan

### Protecting the Borough as much as we can

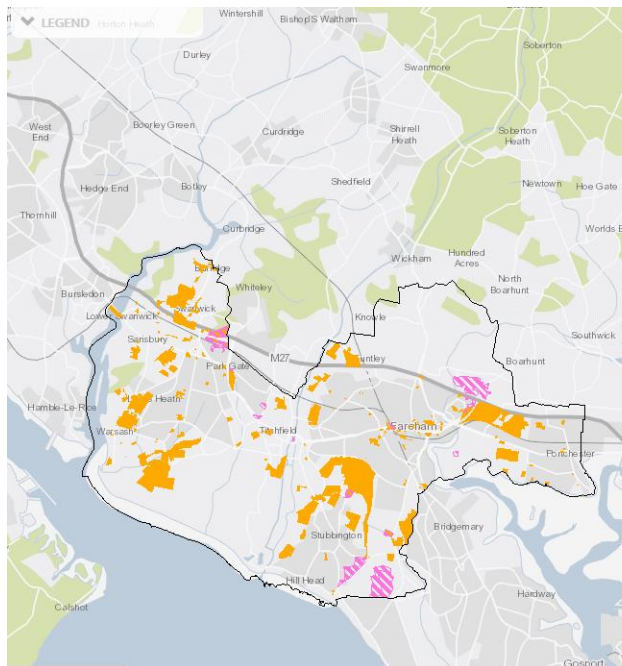
Changes to the way the Government requires us to calculate future housing needs mean that we now have to build more than 8,000 new homes in Fareham by 2036.

Our aim is to use as many brownfield\* sites as possible and work has already been done to identify some of these places through the vision for Fareham Town Centre. However, these homes combined with Welborne will not be able to provide all of the 8,000 new homes needed. Around 2,500 will need to be found on greenfield\*\* sites.

We need a robust Local Plan to protect as much green space as we can.

\*Brownfield sites – have previously been built on

\*\*Greenfield sites – have never been built on



Fareham's Draft Local Plan

## Fareham's Draft Local Plan

### Call for Sites

In 2016 we asked developers and landowners to tell us about sites they would like to propose for development.

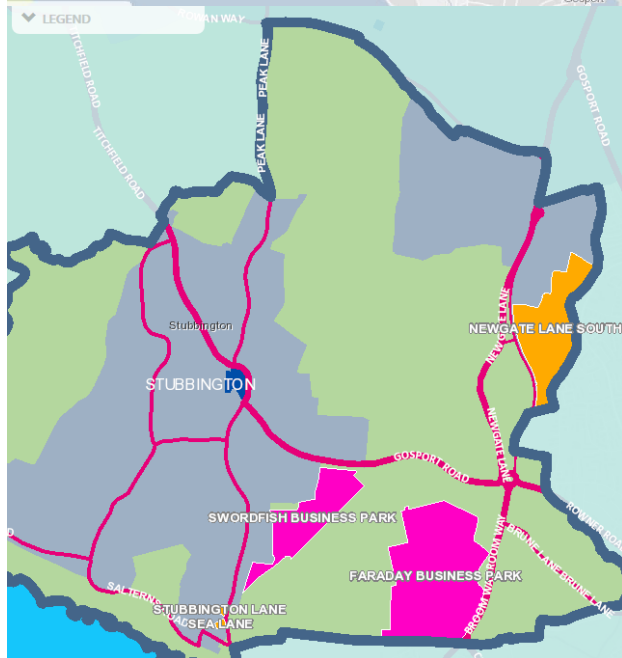
This is known as 'a call for sites' and every Council has to do it when preparing their Local Plan.

Around 200 sites were assessed for either housing or employment development.

These would have provided 10,500 extra homes on top of Welborne.

You can explore the map on the left to find out more about the sites that were assessed.

Click on the magnifying glass icon on the left of the page to search for a specific place or road.



Fareham's Draft Local Plan

## Fareham's Draft Local Plan

### Proposed sites in Crofton

HOUSING PROPOSED	Estimated numbers
Newgate Lane South, Peel Common	475
Stubbington Lane	12
Sea Lane	8

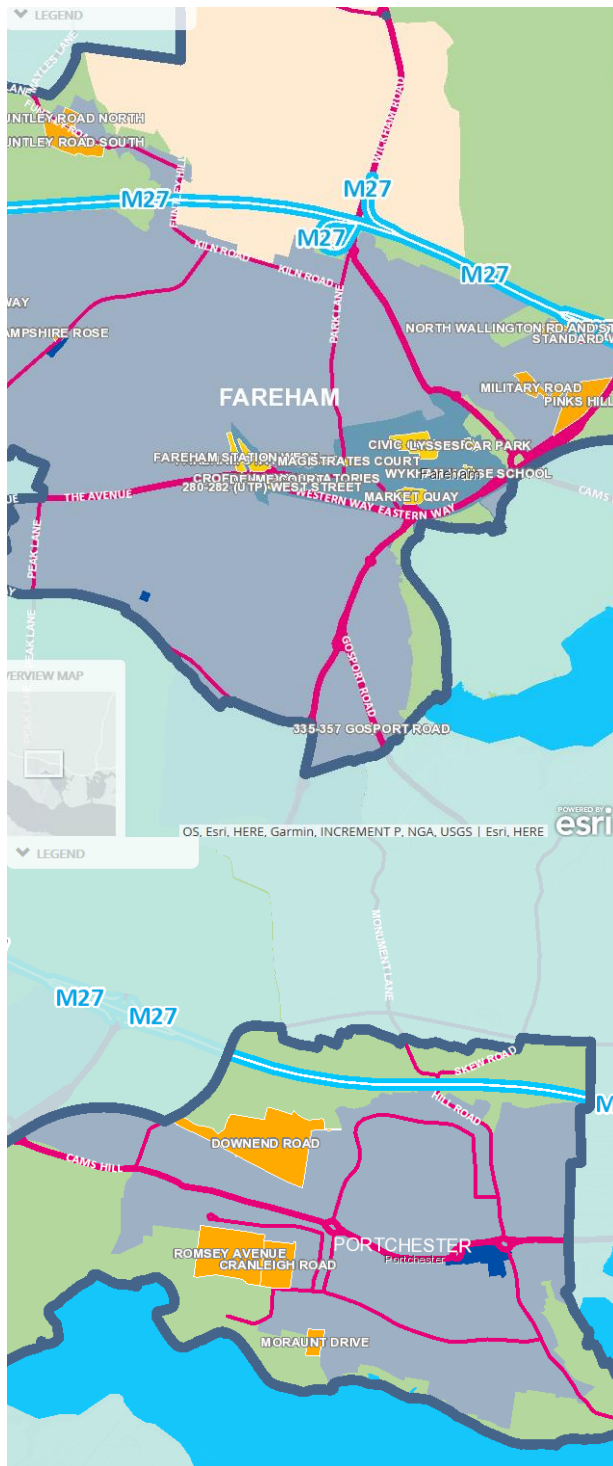
EMPLOYMENT SPACE	Estimated numbers
Swordfish Business Park, Daedalus West	8,000m <sup>2</sup>
Faraday Business Park, Daedalus East	40,000m <sup>2</sup>

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Use the [online comments form](#) to have your say on the sites.





## Fareham's Draft Local Plan

### Proposed sites in Fareham

HOUSING PROPOSED	Estimated numbers
Funtley Road North	23
Funtley Road South	55
Wynton Way	13
Hampshire Rose	18
North Wallington and Standard Way	21
Military Road	26
Pinks Hill	80
335-337 Gosport Road	8
TOWN CENTRE HOUSING PROPOSED	Est numbers
Fareham Station East	120
Fareham Station West	94
Delme Court	11
Former UTP site, Western Way	34
Crofton Conservatories	49
Magistrates Court	45
Civic Area	100
Market Quay	100
Lysses Car Park	24
Wykeham House School	15
EMPLOYMENT SPACE	
Standard Way	2,000m <sup>2</sup>

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

## Fareham's Draft Local Plan

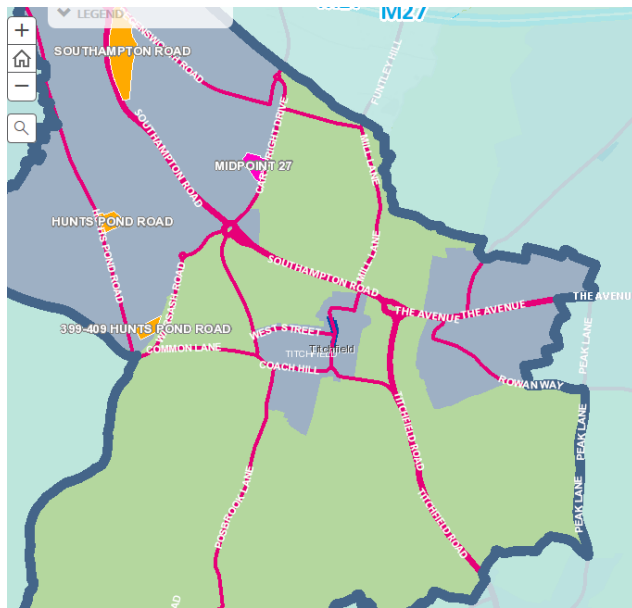
### Proposed sites in Portchester

HOUSING PROPOSED	Estimated numbers
Downend Road East, Portchester	350
Romsey Avenue	225
Cranleigh Road	120
Moraunt Drive	49

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Use the [online comments form](#) to have your say on the sites.



Fareham's Draft Local Plan

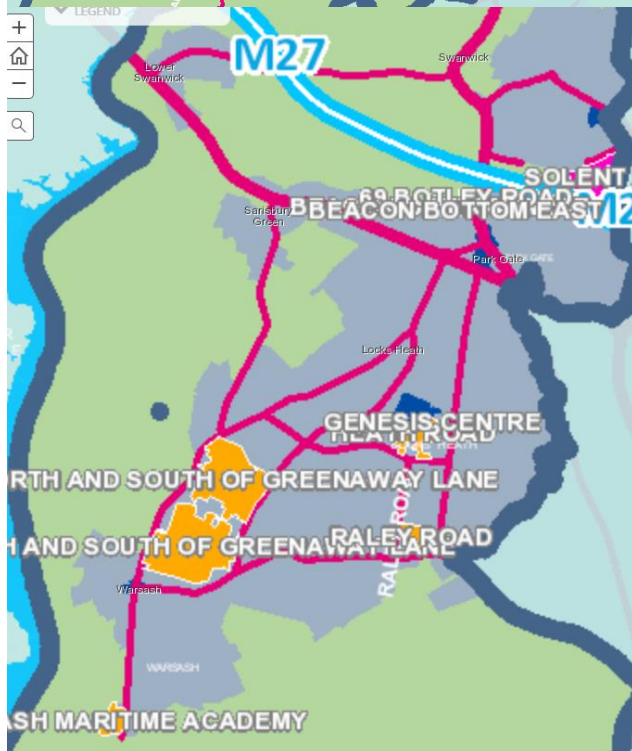
## Proposed sites in Titchfield

HOUSING PROPOSED	Estimated numbers
Southampton Road, Titchfield Common	400
Hunts Pond Road, Titchfield Common	38
399-409 Hunts Pond Road, Titchfield Common	10
EMPLOYMENT SPACE	
Midpoint 27, Segensworth South	4,700m <sup>2</sup>

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Use the [online comments form](#) to have your say on the sites.



Fareham's Draft Local Plan

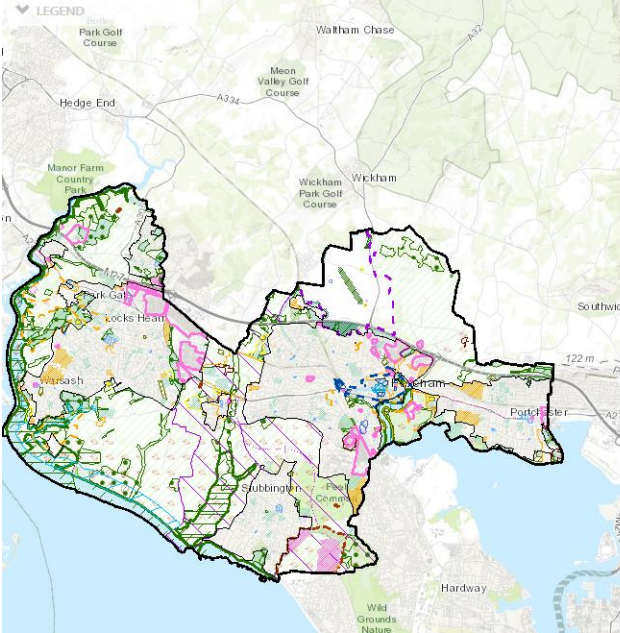
## Proposed sites in the Western Wards

HOUSING PROPOSED	Estimated numbers
Beacon Bottom East	5
Beacon Bottom West	30
North and South of Greenaway Lane, Warsash	700
Warsash Maritime Academy	100
Heath Road	71
Genesis Centre	35
Raley Road	49
69 Botley Road	24
EMPLOYMENT SPACE	
Solent 2, Whiteley	23,500m <sup>2</sup>

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Use the [online comments form](#) to have your say on the sites.



**LEGEND**

- Park Golf Course
- Hedge End
- Manor Farm Country Park
- Wickham Park Golf Course
- Wickham
- Southwick
- 122 m
- Portsmouth
- Hardway
- Wild Grounds Nature

Fareham's Draft Local Plan

### More than just housing and employment

The Draft Policies Map identifies all of the different proposed sites in Fareham that are contained in the Draft Local Plan.

You can search the map to find out about our draft proposals. Click on the legend at the top of the page to find out what each proposal is.

Click on the magnifying glass icon on the left of the page to search for a specific place or road.

## WHAT HAPPENS NEXT?

- 8 December – consultation closes**
- Winter 2017/Spring 2018**  
Analyse feedback from consultation and make amendments to the Draft Local Plan
- Summer 2018**  
Consult on the amended Local Plan (known as the publication version)
- Autumn 2018**  
Analyse feedback from consultation and propose amendments before submitting to a Government Inspector for independent examination
- Estimated Winter 2018**  
Government's Independent Examination of the Local Plan. You will be able to comment on the Plan.
- Estimated Summer 2019**  
The Council adopts the Local Plan

Fareham's Draft Local Plan

### What happens next?

There are five stages involved in developing the new Local Plan. This consultation forms the first stage and runs up until Friday 8 December.

You can comment or find out more at the [Local Plan Consultation Webpage](#).


### Methods of Response

- 4.16 The Council encouraged comments to be made online via the Draft Local Plan Consultation webpage, at <http://www.fareham.gov.uk/planning/localplanconsultation.aspx>, where an on-line survey was available for completion.



The Council also provided an option of submitting representations by completing a hard copy of the representations form which were available on request or could be picked up at any of the public exhibitions or CAT meetings. Representations could also be made in writing to the Planning Strategy Team or by email to [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk). A specific form for Developers was also provided which could be submitted by email or by post.

4.17 The online survey is set out below:



[Comment on Fareham's Draft Local Plan 2036](#)

[How to have your say](#)

Please start by choosing the first topic you want to comment on using the options below. You will then be asked what proposed policy or site you are interested in and will then be able to comment on it. You can leave multiple comments on more proposed policies or sites later on in the comments form.

[Provide us with your details](#)

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

[Save feature](#)

If you can't complete the comments form in one go you can click the save button at the bottom of the page and return to it later.

**You will need to click submit at the end of the comments form to make sure we receive your response.**

What would you like to comment on?

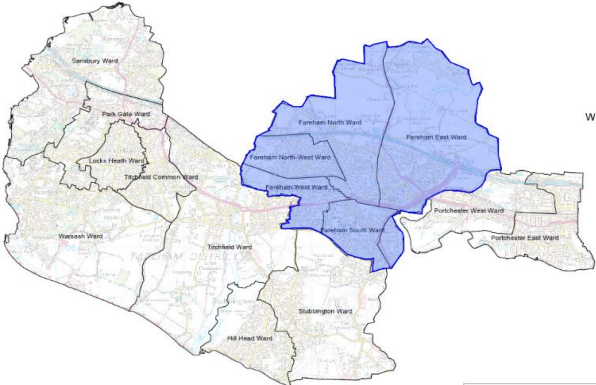
- ☐ A site proposed for development e.g. housing in the Draft Local Plan
- ☐ A site not proposed for development that you think would be suitable
- ☐ A chapter or policy in the Draft Local Plan
- ☐ Part of the evidence base that supports the Draft Local Plan
- ☐ An area important to your community that you think should be allocated Local Green Space

[Reset](#) [Save](#) [Next](#)

Powered by SnapSurveys

If Option 1 is ticked 'A site proposed for development e.g. housing in the draft local plan':

Please click on the area that contains the proposed site you want to comment on.



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[Back](#) [Reset](#) [Save](#) [Next](#)

Powered by SnapSurveys



Click on the sites in the draft proposal map and a new tab will open with details of the proposed allocation.

Please select the proposed site you want to comment on:

- |   |  |  |
|---|--|--|
| <input type="radio"/> FTC1 Civic Area             | <input type="radio"/> FTC8 Lysses Car Park             | <input type="radio"/> HA18 Funtley Road North, Funtley                   |
| <input type="radio"/> FTC2 Market Quay            | <input type="radio"/> FTC9 Wykeham House School        | <input type="radio"/> HA20 North Wallington and Standard Way, Wallington |
| <input type="radio"/> FTC3 Fareham Station East   | <input type="radio"/> FTC10 Delme Court                | <input type="radio"/> HA21 Hampshire Rose, Fareham                       |
| <input type="radio"/> FTC4 Fareham Station West   | <input type="radio"/> HA8 Pinks Hill, Wallington       | <input type="radio"/> HA22 Wynton Way, Fareham                           |
| <input type="radio"/> FTC5 Crofton Conservatories | <input type="radio"/> HA10 Funtley Road South, Funtley | <input type="radio"/> HA24 335 – 357 Gosport Road, Fareham               |
| <input type="radio"/> FTC6 Magistrates Court      | <input type="radio"/> HA16 Military Road, Wallington   | <input type="radio"/> EA5 Standard Way, Wallington                       |
| <input type="radio"/> FTC7 Former UTP Site        |  |  |

Do you wish to comment on another proposed site or policy?

- ☐ Yes  
☐ No

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SnapSurveys

Please provide your contact details below. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Email

Thank you for having your say on the Draft Local Plan. Please click submit.

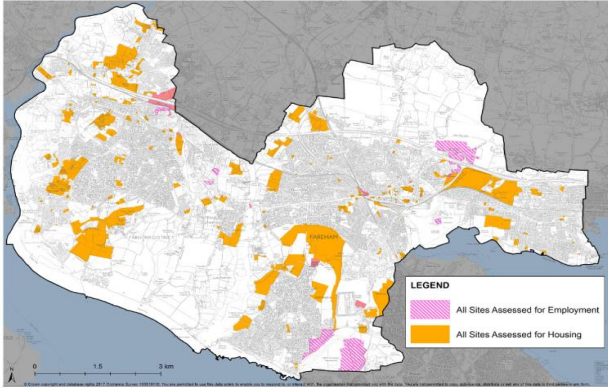
Powered by  
SnapSurveys

What would you like to comment on?

☐ A site proposed for development e.g. housing in the Draft Local Plan  
☐ A site not proposed for development that you think would be suitable  
☐ A chapter or policy in the Draft Local Plan  
☐ Part of the evidence base that supports the Draft Local Plan  
☐ An area important to your community that you think should be allocated Local Green Space

Powered by SnapSurveys

Option 2: ticked 'A site not proposed for development that you think would be suitable':



The map above shows all of the possible development sites considered by the Council. Only a small proportion became our preferred sites in the Draft Local Plan. Please tell us if there are any sites not included in the Draft Local Plan that you think are a better option for meeting our housing need. You can find view the Strategic Housing Land Assembly Assessment (SHLAA) in our [evidence base](#) to find out more about all the potential sites that were assessed.

What alternative site do you think should be included in the Draft Local Plan?

Please comment on why you think it is more suitable than the sites proposed in the Draft Local Plan

Powered by SnapSurveys

If Option 3 is ticked 'A chapter of policy in the draft local plan':

☐ Introduction  
☐ Vision and Strategic Priorities  
☐ Development Strategy  
☐ Strategic Policies  
☐ Housing

☐ Employment  
☐ Retail  
☐ Community Facilities and Open Space  
☐ Natural Environment  
☐ Design

☐ Infrastructure (including Transport)  
☐ Development Allocations (chapter introduction)  
☐ Implementation and monitoring  
☐ Other

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Example of when Infrastructure (including Transport) is ticked:

Please select the policy in infrastructure (including transport) you wish to comment on.

☐ INF1 – Infrastructure Delivery  
☐ INF2 – Sustainable Transport System  
☐ INF3 – Road Network Improvements  
☐ INF4 – Renewable and Low Carbon Energy

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If Option 4 is ticked 'Part of the evidence base that support the Draft Local Plan':

What area of evidence would you like to comment on?

<input type="radio"/> Introduction	<input type="radio"/> Housing	<input type="radio"/> Natural Environment
<input type="radio"/> Vision	<input type="radio"/> Employment	<input type="radio"/> Design
<input type="radio"/> Development Strategy	<input type="radio"/> Retail	<input type="radio"/> Infrastructure
<input type="radio"/> Strategic Policies	<input type="radio"/> Community Facilities	

Progress bar: 0%

Powered by SnapSurveys

### If for example 'Employment' was ticked:

What evidence document would you like to comment on?

☐ EV30- PUSH Economic and Employment Land Evidence Base Paper  
☐ EV31 – Employment Land Review  
☐ EV32- Maritime Futures: Solent Waterfront Sites

Progress bar: 0%

Powered by SnapSurveys

### If 'EV31 – Employment Land Review' was ticked:

Please tell us the paragraph number in EV31 – Employment Land Review you want to comment on

Input field for paragraph number

What do you want to say about it?

Comment below

Large text area for comment

Progress bar: 0%

Powered by SnapSurveys

### If Option 5 was ticked 'An area important to your community that you think should be allocated Local Green Space':

Open space policies already protect the majority of Fareham's recreation grounds and open space. However, a 'Local Green Space' can provide further protection. There are certain criteria that need to be met such as the space being reasonably close to and special to a local community for it to become designated. Please tell us below if you would like to suggest an area.

What is the location of the area you think should be allocated as Local Green Space?

Input field for location

Please tell us why you think it is should be allocated as Local Green Space?

Large text area for reason

Do you wish to comment on another proposed site or policy?

☐ Yes  
☐ No

Progress bar: 0%

Powered by SnapSurveys



## 4.18 The Paper response form is set out below:

### Comment on the Draft Fareham Local Plan 2036

#### How to have your say

Complete this form and submit it to the Council by Friday 8 December 2017. Please return to Consultations, Fareham Borough Council, Civic Offices, Fareham PO16 7AZ.

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

What would you like to comment on?

- |  |   |
|--|---|
| <input type="checkbox"/> A site allocated for housing        | <input type="checkbox"/> Natural Environment                            |
| <input type="checkbox"/> A site allocated for employment     | <input type="checkbox"/> Design   |
| <input type="checkbox"/> Strategic Policies                  | <input type="checkbox"/> Infrastructure (including Transport)           |
| <input type="checkbox"/> Housing                             | <input type="checkbox"/> Development Allocations (chapter introduction) |
| <input type="checkbox"/> Employment                          | <input type="checkbox"/> Implementation and monitoring                  |
| <input type="checkbox"/> Retail                              | <input type="checkbox"/> Other  |
| <input type="checkbox"/> Community Facilities and Open Space |   |

Please provide the name of the site allocation or policy you want to comment on:

What do you want to do?

- |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|
| Support                  | Object                   | Comment                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Please provide your comment below:



What would you like to comment on?

- ☐ A site proposed for development e.g. housing in the Draft Local Plan
- ☐ A site not proposed for development that you think would be suitable
- ☐ A chapter or policy in the Draft Local Plan
- ☐ Part of the evidence base that supports the Draft Local Plan
- ☐ An area important to your community that you think should be allocated Local Green Space

Please provide the name of the draft site, policy etc you want to comment on:

What do you want to do?

- |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|
| Support                  | Object                   | Comment                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Please provide your comment below:

#### A bit about you

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Email

Thank you for having your say on the Local Plan.



FAREHAM LOCAL PLAN 2036

The developer focused response form is set out below:

## Comment on the Draft Fareham Local Plan 2036

### How to have your say

Complete this form to comment on the Draft Local Plan. Please submit it to the Council by Friday 8 December 2017. You can download the pdf and type on to it before emailing it back to [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk). You can leave more than one comment.

### Provide us with your details

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Please comment below.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Please comment below.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Please comment below.



Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Please comment below.

#### A bit about you

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

##### Your details

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

##### Your agent's details (if applicable)

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

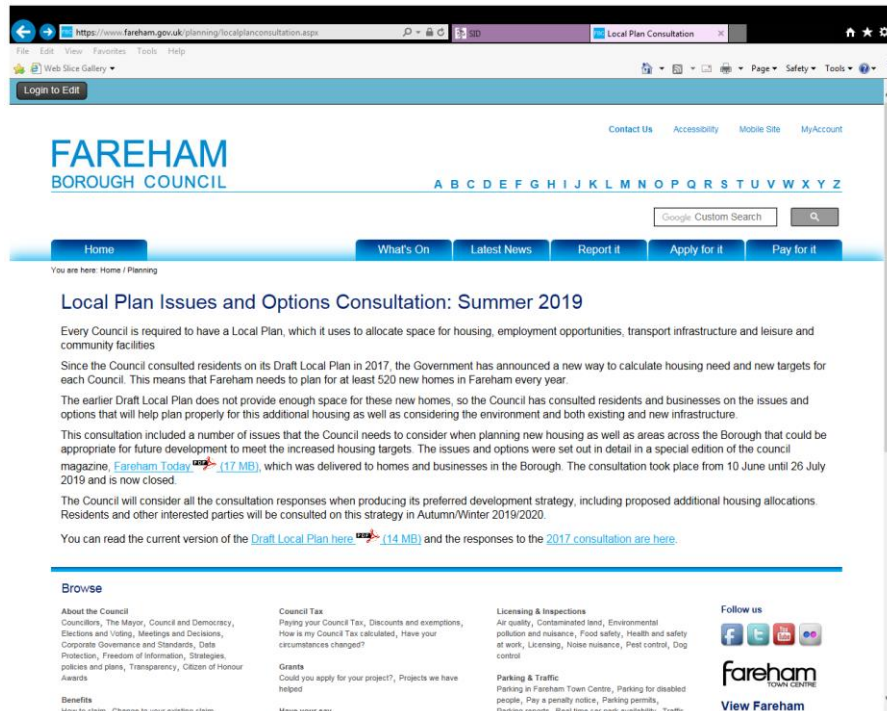
Postcode

**FAREHAM**  
BOROUGH COUNCIL

## Regulation 18 Issues and Options Consultation

### Web page

- 4.20 The consultation was publicised on the Council's website explaining the background and reasons for the consultation and how residents could take part, together with a link to the Fareham Today special edition and the online survey as set out below:



### Fareham Today

- 4.21 The consultation document for the Issues and Options consultation took the form of a special edition of the Fareham Today magazine as this was considered to be the most accessible form. The content of the special edition of Fareham Today included:

- Introduction by the Executive Leader of the Council
- Explanation of why the consultation was taking place
- A summary of recent planning issues in the Borough
- Explanation of the key issues in the Borough around housing need
- A description of a number of areas of the Borough which could be used for future development (with maps)
- Details of the forthcoming Community Action Team (CAT) meetings and exhibitions
- Explanation of the timeline for further development of the Fareham Local Plan.

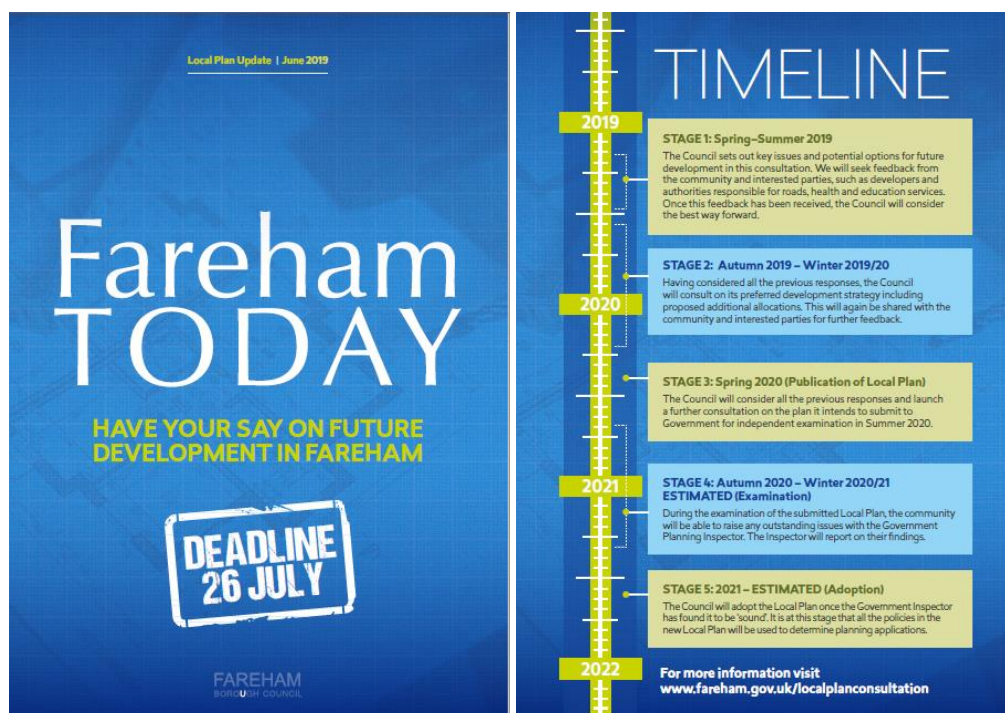
The magazine also contained questions about the key issues and possible areas for future development which residents and businesses were invited to respond to through the online and paper survey and in person at meetings and exhibitions.

4.22 The special edition of Fareham Today magazine was available from 10<sup>th</sup> June 2019 on the Council's website and paper copies were circulated as follows:

- 51,000 copies delivered to businesses and residents throughout the Borough
- made available at all draft local plan consultation meetings and exhibitions
- made available at Ferneham Hall and libraries, community centres, leisure centres, doctors' surgeries and sheltered housing schemes throughout the borough.

Electronic versions were also emailed to interested residents.

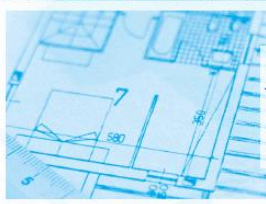
4.23 The Special Edition of the Fareham Today is set out below:





# FOREWORD

BY COUNCILLOR SEÁN WOODWARD  
EXECUTIVE LEADER OF FAREHAM BOROUGH COUNCIL



IT IS VITAL FOR US TO ACT QUICKLY SO THAT DECISIONS CAN BE MADE LOCALLY, AND WE CAN AVOID LOSING ANY FURTHER APPEALS



When we began our review of Fareham's Local Plan in the autumn of 2015 we knew that many people were struggling to get on the housing ladder. Affordability and changing demographics here and across the country meant more houses were needed.

Despite Government assurances about local authorities having sufficient time to plan for changes, the Council still lost an appeal against its decision to reject development at Cranleigh Road in Portsmouth. This was a landmark decision in respect of the Council's five-year land supply position.

In 2018, a few months after the Council's Draft Local Plan consultation was complete, the Government announced dramatic changes to the National Planning Policy Framework (NPPF), which sets out the planning policies for England.

A major part of the revision to the NPPF is a formula that is applied to determine how much housing is needed in each part of the country. Following a period of uncertainty it was confirmed in February 2019 that the number of houses that the Government wants built in Fareham each year has shot up to at least 520. The Council objected to the Government's consultation as it was clearly reverting to a 'top down' approach, where central rather than local government determines housing numbers regardless of local circumstances.

Another new element to the NPPF introduced by Government is an annual Housing Delivery Test. This will be used to make sure councils are meeting targets in terms of how many new houses have been built over the previous three years. If councils fail the test, a higher housing target will be imposed on them in future years. This is despite the fact that, generally, it is developers and not councils that build houses. That said, the Council will usually be able to reduce the amount of time a developer has to build homes, once permission has been granted, to accelerate delivery.

Some good news is that Fareham passed its first test in November 2018, having delivered 137% of the new homes expected in 2015/16. However, the test is being phased in so that the number of houses we will be measured against will increase each year as the Government's new figures come into play.

As you can see, it is vital for us to act quickly so that decisions can be made locally and we can avoid losing any further appeals like Cranleigh Road. A robust Local Plan will help control development and meet the needs of local people in terms of homes and employment as well as protecting our most valued green spaces.

This special edition of Fareham Today takes forward our new Local Plan taking into consideration the new Government housing demands and the challenges we now face to meet them. This consultation marks the start of many opportunities for you to find out more and have your say on the new Local Plan. You will find all the details on pages 18 & 19.

2 Fareham Today - Local Plan Update - June 2019

Have your say at [www.fareham.gov.uk/focallplanconsultation](http://www.fareham.gov.uk/focallplanconsultation)

# WHY ARE WE CONSULTING AGAIN?

THE LOCAL PLAN IS ABOUT MORE THAN NEW HOUSES. THE COUNCIL WILL ALSO BE LOOKING AT WHERE NEW JOBS CAN BE CREATED AND LEISURE OPPORTUNITIES PROVIDED.

Local plans need to be reviewed every five years. Our current Local Plan is split into three parts; the first part was adopted in 2011, and parts two and three were adopted in 2015.

In 2015, the Council began a process to update the Local Plan based on a growing population and housing shortage, which is a challenge mirrored across the south-east. After consultation on the Draft Local Plan in 2017, work on this version had to pause when the Government announced it was introducing a new way to calculate housing need across the country that would help achieve its targets of building 300,000 new houses every year. Following changes to the National Planning Policy Framework (NPPF) and subsequent announcements from the Government on housing need, there has been a significant increase in the number of houses that the Council now needs to plan for.

We are now consulting on how we want to build on the work that was done in 2017. Many of the draft policies set out two years ago, such as ensuring good design and encouraging residents to build their own homes, are still valid. It will be necessary to reassess all the housing sites previously identified for development, which have not already received planning permission. It is also important that we work out when and how the Council can meet the new housing requirement to ensure we achieve the Government's delivery targets each year.

Of course, the Local Plan is about more than new houses. The Council will also be looking at, for example, where new jobs can be created and leisure opportunities provided.

**NEW HOUSING NUMBERS FOR FAREHAM**  
It has taken some time for the Government to clarify exactly how each council should calculate the number of new houses that need to be permitted for their area. However, over the past few months the Government has made significant changes to the NPPF. As a result, every local authority has seen its housing need figures affected and must therefore make plans to ensure these homes are delivered.

For Fareham, the number of houses that need to be built has increased. The starting point is currently a minimum of 520 houses each year. The Council will also need to have a suitable buffer on top of this figure so any delays on existing sites do not prevent the Council from meeting its housing need. This is a significant increase and means that the Draft Local Plan we consulted on in 2017 does not provide for enough new houses.

The Council is now consulting on issues and options that will help it to plan properly for this additional housing as well as considering the environment, and both existing and new infrastructure.



**520**  
MINIMUM NUMBER OF HOUSES WE NEED TO BUILD EACH YEAR

## OUR OBLIGATION TO HELP OTHER AREAS

As a starting point, each council needs to plan for the number of houses handed down to them by the Government. Where councils cannot meet their need due to a lack of suitable land for new development, councils are obliged to work with their neighbours to help them deliver their 'unmet need'. This is to ensure that the number of new homes demanded by the Government can still be met.

The Council is committed to working with the Partnership for Urban South Hampshire (PUSH), which includes 12 South Hampshire authorities, to agree how any 'unmet need' can be addressed. PUSH does not set the figures, it acts as a forum for discussion and debate between the councils.

Have your say at [www.fareham.gov.uk/focallplanconsultation](http://www.fareham.gov.uk/focallplanconsultation)

Fareham Today - Local Plan Update - June 2019 3

# RECENT DEVELOPMENTS

As someone who knows the Borough well, you will be aware that there have been many new planning applications approved, others refused, and infrastructure improvements taking place in Fareham.



## Daedalus

Solet Airports at Daedalus and the development of its business parks has been a major success story for the Council and our Borough. Through its 2018 Daedalus Vision, it has been able to unlock the potential of the airfield's land to create new commercial opportunities particularly within the aviation sector. It has also made this 385-acre site more attractive to visitors and new businesses.

Since 2015, 650 jobs have been created and flights have increased by 50 per cent. In 2018, Faraday Business Park at Daedalus scooped two prestigious awards at the South Coast Property Awards for 'Development of the Year' and 'Business Park Innovation of the Year'.

The Council now wants to build on this success by responding to business needs and delivering further land and property for commercial use. Employment growth opportunities will follow along with more community facilities and improved airport infrastructure.

Great strides have been made at Daedalus to create more jobs in Fareham. This work needs to continue here and at different sites to provide local work for residents.

Do you know of any suitable land in the Borough which you think could provide new employment opportunities?



## Transport network improvements

There has been extensive work to improve the road infrastructure in Fareham and this is ongoing.

Improvements at Newgate Lane North and the A27 Western Way, Peel Common roundabout and St Margaret's roundabout were completed in summer 2016. This was followed by making the A27 between Segensworth and the Titchfield Gyratory a dual carriageway. Improvements to the A27 at the Avenue/Station roundabout, and a new southern section of Newgate Lane.

Commitments have also been made to redesign Junction 10 on the M27 and it has recently been confirmed that the Eiken Shubington Bypass is going ahead.



4 Fareham Today - Local Plan Update - June 2019

Have your say at [www.fareham.gov.uk/focallplanconsultation](http://www.fareham.gov.uk/focallplanconsultation)



## Improving air quality in Fareham

In 2017, Fareham was one of 23 local authorities identified as having areas likely to exceed guideline levels of nitrogen dioxide by 2020. The exceedance for Fareham is minimal at just 0.55ug/m<sup>3</sup>.

This was a potential issue on the Delnere roundabout through Eastern and Western Way and onto the A27 by Fareham train station, including the A27 from Market Quay 'through-about' and onto the Portsmouth Road A27. The Council has been awarded Government funding to address this potential issue and has announced four measures to improve air quality in Fareham: upgrading bus stops; adding to cycle routes; providing better information at bus stops; and making changes to the cycle of the traffic signals at the Quay Street junction.

**RAPID IMPROVEMENTS TO NEW CAR ENGINE'S MEAN THEY'RE IMPACT ON 'HOT SPOT' AREAS ON AIR QUALITY IS ALREADY REDUCING.**

## Appeals successfully defended

The Council continues to rigorously apply the relevant policies of its current Local Plan to planning applications, ensuring good developments in the right locations.

In January 2019, the Council successfully defended its decision not to grant permission to Bargate Homes for up to 150 new houses on land west of Old Street in Hill Head. Put simply, the Government's Planning Inspector dismissed the appeal based on the importance of protecting the Meon Valley landscape. Weeks later, the Council successfully defended its decision not to grant permission to Rally Developments Ltd for 42 new



Have your say at [www.fareham.gov.uk/focallplanconsultation](http://www.fareham.gov.uk/focallplanconsultation)



## Wellborne planning application in

A further consultation on the Wellborne Planning Application closed at the beginning of March 2019. This application for up to 6,000 homes with supporting shops and community facilities, employment space, schools, parks and open spaces took into consideration feedback and added further detail to outline plans submitted in 2017.

The revised application includes a redesigned layout for Junction 10 of the M27, revisions to the local road network, and changes to how and where various community facilities will be provided.

These plans are now being considered by the Council. Due to the progression of the planning application, there is no intention to revisit the detailed site-specific policies in Part 2 of the current Local Plan - the Wellborne Plan. However, the Local Plan review will need to consider the timing and nature of delivery at Wellborne.

houses on land off Sopwith Way in Sowerwick. In this case the remote location of the development, which meant occupants would have no choice but to rely on their cars, and the character of the proposal not being in keeping with the rural location, meant the Inspector ruled in favour of the Council's decision to turn down the plans.

More recently, another appeal from Foreman Homes for up to 150 houses on land east of Postbrook Lane in Titchfield was also dismissed, with the Inspector upholding the Council's decision to refuse the application because of the potential impact on Grade II listed buildings and the valued landscape.



Fareham Today - Local Plan Update - June 2019 5



FAREHAM LOCAL PLAN



# KEY ISSUES: FAREHAM'S HOUSING NEED

As you have already seen, the new Local Plan isn't just about housing. However, as the Government has increased the number of new houses that need to be built in the Borough, it is a major consideration in this consultation. The Council must think about a number of issues when planning new housing and welcomes residents' views on them.



**Farneham's changing demographics**  
Farneham has a growing population - it's a popular place to live and work. Due to longer life expectancy and the pause in new homes being built after the recession, we now have a shortfall in housing.  
The younger generation often find the biggest impact as they struggle to get on the housing ladder. More young people are living with their parents for longer. Another factor, such as relationship breakups, is that more people now live on their own. We therefore need to ensure the Local Plan meets these changing local housing needs.

## Making housing affordable

We want the homes built by developers to support the needs of local people wanting to get on the housing ladder. Our current Local Plan says that up to 40 per cent of homes on larger developments should be affordable housing. This includes a range of tenures aimed at people who can't afford to rent or buy a home at market rates, such as:

**SOCIAL RENTS:** offered at around 50 per cent of market rates.  
**AFFORDABLE RENTS:** charged at up to 80 per cent of market rates.  
**INTERMEDIATE HOUSING:** provide opportunities for people to achieve ownership on a part-rent, part-buy basis.

Planning the most suitable mix of shared ownership, affordable rent and social rent homes for local need, whilst ensuring development can occur, is an important issue. Getting this policy right within the new Local Plan is vital to gain new housing that can be provided at an affordable level.

**50%  
80%** SOCIAL RENTS: AROUND 50% OF MARKET RATES  
AFFORDABLE RENTS: UP TO 80% OF MARKET RATES

6 Farneham Today - Local Plan Update - June 2019

Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)



## Ensuring good home design

The Council wants to ensure the design of a home is adequate for its occupants and wishes to use the new Nationally Described Space Standards in its Local Plan. If successfully evidenced by the Council, this would help ensure developments would provide adequate living and bedroom space, sufficient storage and floor to ceiling heights.

Do you agree this is an issue the Council should be tackling? Are there any other elements of design you think are important?



## Investigating self-build

The Council knows there are a number of Farneham residents who are interested in building their own homes. Building your own home typically involves individuals or groups commissioning the construction of a new home or homes. This could be something they design themselves or with a developer. For some this can be a more affordable way to achieve home ownership, particularly if an individual is able to do most of the building work themselves.  
The Council could stipulate that developers of large sites must offer a small number of serviced plots where individuals can design and build their own home as part of a larger scheme. In 2017 we consulted on a draft policy suggesting that five per cent of homes on sites where 100 or more are being built should be self-build/custom build. This policy could be amended if the Council has the evidence to suggest many more people wish to build their own homes in Farneham and there is suitable land where such housing could be developed.

If you are considering building your own home, and you haven't already registered, please visit our website to add your name to the list.  
[www.fareham.gov.uk/selfbuild](http://www.fareham.gov.uk/selfbuild)



## Large or small developments

The Government stipulates that at least 10 per cent of the new developments in the Local Plan must be on small to medium sites of up to one hectare (around two and a half acres).

The Council's preference to date has been to see most new houses built in a small number of larger cluster developments. Ensuring that the right infrastructure is in place for our growing population is vital. The Council is looking to continue with its large 'cluster sites' approach, where infrastructure improvements are typically easier to design and deliver. Often schools and road improvements can be incorporated into larger development schemes, and when land is required for medical and healthcare facilities, this can be provided for. Developers are responsible for the delivery of suitable infrastructure through legal (Section 106) agreements signed with the Council.

In the following pages we will ask questions about specific areas in the Borough; however, do you agree with the overall approach we are proposing?

Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Farneham Today - Local Plan Update - June 2019 7

# KEY ISSUES:

The Local Plan has an important role in protecting the environment and determining where new development opportunities can be created, as well as providing facilities for the community. In this consultation, the Council wants to raise key issues and present potential options to ensure the development that happens from now until 2036 brings about the greatest benefits for the Borough.



## PROTECTING GREEN SPACE IN YOUR COMMUNITY

The Government's National Planning Policy Framework allows councils to highlight small areas of open space to be protected in a similar way to greenbelt land.

These small parks, small areas of recreational grassland or woodland within or close to housing estates, should have importance to the community living around them. This might be for cultural, wildlife or recreational reasons.

The Council is keen for residents to highlight important areas that may meet the Government's criteria, so they can be included in the Local Plan and preserved for the community.

Are there any local areas of green space that you think the Council should protect?



## STRENGTHENING RETAIL HEALTH

An important part of the Council's planning ideas is to bolster Farneham Town Centre, Portchester and Lock Heath District Centres and the local centres in the outlying wards.

It's important to make these traditional retail areas attractive places for residents to shop, live and spend their leisure time during the days and evenings. This calls for these centres to adapt to meet the needs of residents and visitors now and in the future. This could include more leisure attractions and new homes.

What type of development do you think should be encouraged both in the Town Centre and other centres?



## FINDING SPACE FOR NEW HOMES

Whilst the Council is keen to provide the homes needed for Farneham, a careful balance will be needed to protect and manage the beautiful environment in which we live. Put simply we would call this using good growth principles.

Good growth means building homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments. Developments need to respect environmental protections and deliver opportunities for environmental gain, providing opportunities for reduced energy demand and waste production, whilst sensitively managing the countryside and valued landscapes. Good growth also means providing open space and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel rather than the car.

The first step is for the Council to consider its overall strategy to identify the best areas in which good growth can be achieved across the Borough. The Local Plan plays an important role in determining where new developments should be located within the Borough, and what size they should be. This consultation document shows the broad areas being considered, including revisiting areas of previous constraint, such as the strategic gaps. After asking landowners and developers where development land might be found, we know there are such sites in Farneham Town Centre, the Western Wards, Thefield, Portchester and Stubbington. This includes brownfield sites, as well as a large number of greenfield sites.

## URBAN AREAS

The Council considers it important to continue to encourage development on brownfield sites within our settlements, particularly Farneham, Portchester and the Western Wards.

Increasingly Government policy is looking to increase densities of development especially in town centres, such as Farneham, served by public transport.



Do you support the Council in continuing to allocate brownfield sites that are likely to deliver homes in the period we are planning for?

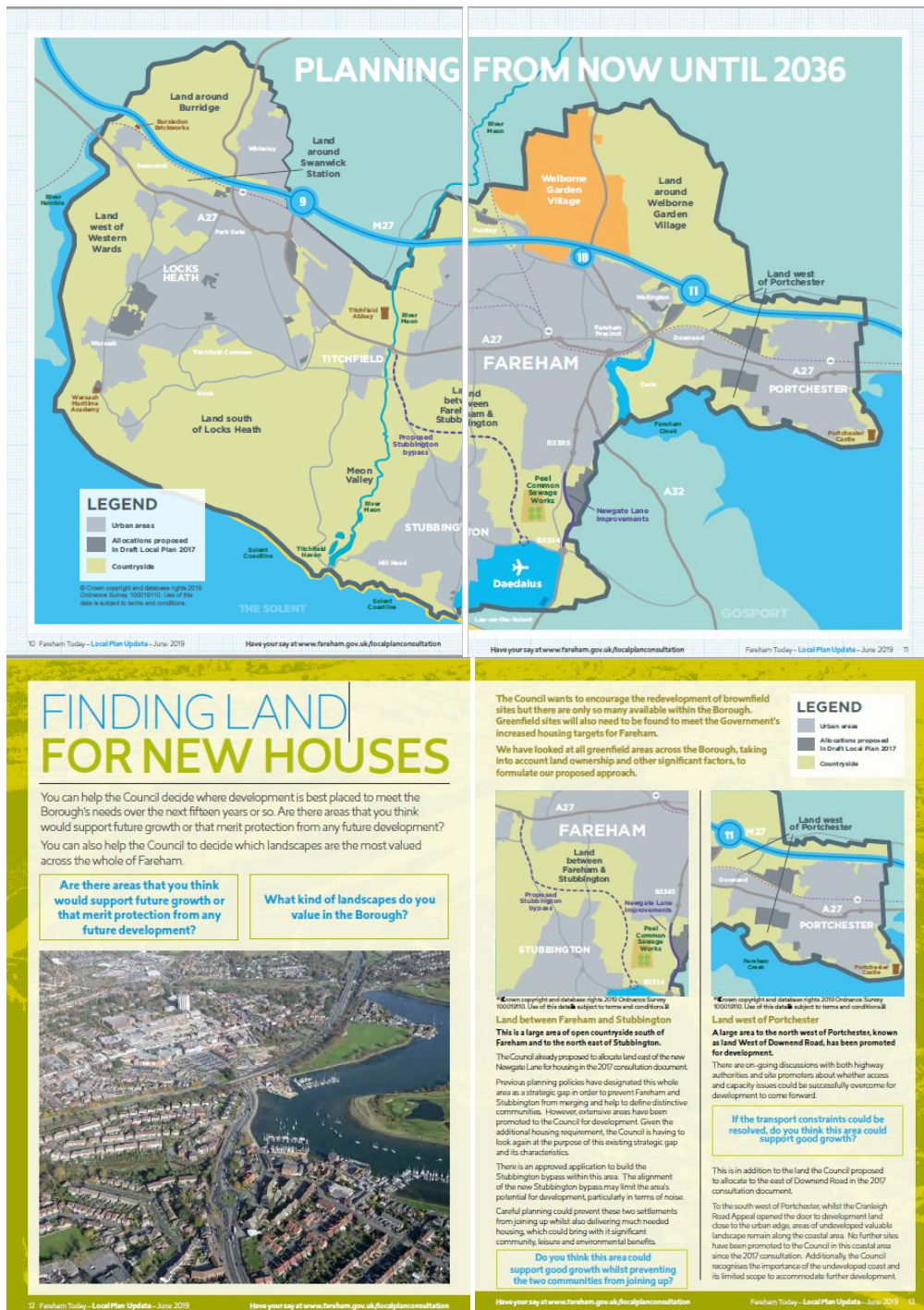
Higher density developments include taller buildings and apartment blocks. Would you support this type of development where infrastructure, such as a railway station, exists?

8 Farneham Today - Local Plan Update - June 2019

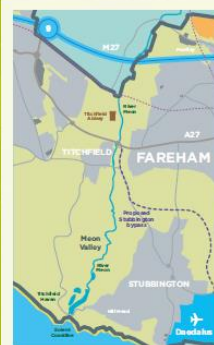
Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

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Farneham Today - Local Plan Update - June 2019 9







**LOOKS HEATH**

Land south of Locks Heath

Most of the land to the south of Locks Heath is not being promoted for development.

This area has few urbanising features, such as roads or buildings, and is largely in agricultural use. Additionally, the undeveloped landscape along the coast is highly valued by residents and visitors.

**Would you support limited small-scale development in this area?**

With this mainly rural landscape and isolated location it would be difficult to support large-scale development here, although some limited small-scale development may be appropriate adjacent to the existing urban areas.

**Meon Valley**

Some areas of land are being promoted for development within the Meon Valley.

This is an extensive area of highly valued landscape in the Borough which benefits from a number of environmental protections. The merits of this landscape have been recognised by recent appeal decisions at Old Street in Hill Head and land east of Pedbrook Lane in Titchfield. These decisions endorsed the Council's view that the Meon Valley is an important landscape and that the proposed new housing would have had a negative impact.

**Should the Council continue to protect this area from development?**

For a long time the Council has been aware of the role of the open land in the Meon Valley in separating the communities of Farnham and the Western Wards. This area is designated as a strategic gap. Going forward, the Council could also consider designating this area as a highly valued landscape.

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.

**Land around Swanwick station**

The Council has already proposed to allocate land for housing development at Reason Bottom, but significant areas of land are also being promoted both north and south of the motorway within reasonable proximity to Swanwick station.

This area could be suitable for development, either on a small scale or more significant development close to the railway station.

**Would you support small-scale development or larger scale if close to the railway station?**

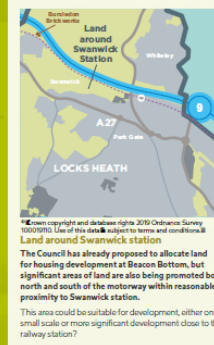
**Land around Burridge**

To date the Council has not considered proposing large-scale development here because of the relatively limited access to services.

This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

**Would you support limited small-scale development in this area?**



**Land to the west of the Western Wards**

The Council already proposed to allocate land for housing development north and south of Greenaway Lane in the 2017 consultation and many of these sites have received a resolution to grant planning permission from the Council.

Other smaller areas have been promoted to the Council and where these lie adjacent to the settlement, these could be considered good growth opportunities.

However, beyond the built-up area, there is an important stretch of undeveloped rural landscape alongside the Hamble river.

Given the valued landscape along the Hamble, it would be difficult to support large-scale development here, but, again, limited small-scale development may be appropriate close to the existing urban area.

**Would you support limited small-scale development in this area?**

**Land around Burridge**

To date the Council has not considered proposing large-scale development here because of the relatively limited access to services.

This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

**Would you support limited small-scale development in this area?**

**Land around Burridge**

To date the Council has not considered proposing large-scale development here because of the relatively limited access to services.

This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

**Would you support limited small-scale development in this area?**

## Q&A

We've tried to anticipate some of the questions you may have. However, if you have a question that we haven't answered here please email [consultation@farnham.gov.uk](mailto:consultation@farnham.gov.uk) or use one of the telephone numbers under the 'Who can I talk to?' section below.



**Why do housing numbers keep changing?**

The Council has to follow the Government's current National Planning Policy Framework (NPPF) and associated guidance on the number of homes needed. This policy has changed significantly within the last year. This is not something that we have control over, but we must respond to it in the new Local Plan.

The guidance, broadly speaking, calculates how many homes are needed by taking into account household projections and affordability based on house prices compared to local salaries.

**What is the Housing Delivery Test?**

New Government guidance includes an annual Housing Delivery Test (HDT). This is a new annual measurement of housing delivery that looks back over the previous three years to check whether the number of houses built corresponds to the number required during the same period. The Government publishes these figures every November. If a council falls short, it could be required to increase the number of houses it permits in the following years.

The good news for Farnham is that when the first HDT results were published in February 2019, the Borough had delivered 127% of its housing target. This was based on the housing numbers in the adopted Local Plan rather than the Government's new target of a minimum of 520 homes a year.

**How can a council ensure new houses are built beyond just giving planning permission?**

Although the Council isn't in direct control of most housebuilding in the Borough there are a number of ways the Council can encourage delivery. These include reducing the amount of time for which a planning permission remains valid and working more closely with developers on their proposed delivery timescales.

**What about the homes planned at Welborne?**

Welborne has been delayed for more than five years because of ownership issues, land assembly issues and a delayed planning application. These were out of the Council's control but mean there is some catching up to do. New homes are not being built fast enough in Farnham. In fact, we currently anticipate only 4,000 of the 6,000 homes planned at Welborne will be built by 2036. Planning housing elsewhere is now necessary to meet greatly increased Government targets.

**What happens if you don't have a Local Plan?**

If a Council doesn't have a Local Plan it is not able to control where and how development takes place in the Borough. This means that whilst the Planning Committee may turn down an application because it does not accord with the Local Plan, if the Council is not meeting Government targets for new homes, then it could be very difficult to defend an appeal against the Council's decision.



An important part of any Local Plan is the ability to show a robust five-year housing land supply. In 2017 the Council lost an appeal because the Inspector did not accept the Council had an adequate five-year housing land supply.

**What is a five-year housing land supply?**

While the Local Plan covers developments happening in Farnham over the next 15 years, a percentage of all the new homes in the Plan must be delivered every five years to meet immediate need. The Council has to demonstrate that the Local Plan allows for the right number of new homes by showing when and where planned development is taking place.

**What is sustainable development?**

Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. (More information can be found in the NPPF). There are many environmental, social and economic issues that have to be carefully considered when assessing whether a development is sustainable. For example, among other considerations, how people can access everyday services and facilities.

**How is the Council dealing with the environmental impacts of proposed developments?**

The Council recognises that without appropriate mitigation, new development could have a negative impact upon the

Borough, such as via emissions from traffic and increased levels of wastewater. These effects could reduce the water quality of protected habitats such as Portsmouth Harbour and the Solent which are of considerable importance in terms of the wildlife they support.

A fundamental part of developing the Local Plan will be to fully understand what negative impacts could occur, and the Council will commission the necessary work to ensure that they are fully understood. Once the impacts have been identified, the Council will work with a broad range of organisations to identify and agree the necessary mitigation measures that will need to be put in place.

**WHAT IS A LOCAL PLAN & WHY IS IT NEEDED?**

Every council responsible for planning decisions is required to have a Local Plan. Its job is to set out the quantity and location of future development.

It is used to plan for housing, jobs, sports and leisure facilities, transport and community infrastructure, the protection of sensitive, natural and historical environments, and the impact of climate change. Existing community assets may also be improved through new developments.

Once the Local Plan is agreed, it is used to guide where future development should go and what it should look like. Developers should use it to inform their development proposals, and the Council uses it to determine planning applications.

**FIND OUT MORE**

How can I have my say on the Draft Local Plan?

We have tried to make it easy for everyone to have their say so there are a number of ways to get involved.

There is a dedicated webpage which has a link to a comment form. You can access this from [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation).

Comments can be made online or, if you prefer, you can print it out and send it to us at: Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham PO18 7AZ.

Comment forms will also be available from libraries at Fareham, Gosport, Lee-on-the-Solent, Locks Heath, Portchester and Stubbington, from the Civic Offices and Ferneham Hall. If you are unable to access any of the above you can phone the Consultation Team who will post a form out to you. Call 01329 824601 or email [localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk).

For more information about the new Local Plan please contact the Council's Planning Team on 01329 824601.

**HAVE YOUR SAY**

You can also give your views on the issues and options explained in this special edition of Fareham Today at our Summer Community Action Team (CAT) meetings in July. The CAT meetings will run from 1900 – 2030, see below for details of dates. The meetings will follow an exhibition where you can find out more and ask questions from members of the planning team from 1430 – 1800 at each venue.

We'll also be holding a number of pop-up exhibitions around the Borough where you can also find out more and ask questions. For details of dates and venues, please visit: [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation).

Holy Rood Church, Stubbington Monday 8th July   1900–2030	Ferneham Hall, Fareham Monday 15th July   1900–2030
Cams Hill School, Portchester Tuesday 9th July   1900–2030	Brookfield School, Sarisbury Green Tuesday 16th July   1900–2030
Titchfield Community Centre Friday 12th July   1900–2030	Exhibitions before all CAT Meetings   14:30–18:00

For more information about the Draft Local Plan please contact the Council's Planning Team on 01329 824601.

**DON'T FORGET THE DEADLINE IS 26 JULY**

**FAREHAM LOCAL PLAN 2036 UPDATE**

Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Fareham Today – Local Plan Update – June 2019

## Consultation Letter/Statement

- 4.24 The following letter was sent out to all companies, individuals and organisations who were registered on our Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper copy was posted. This text was also provided in the civic offices and libraries as the statement of consultation:

Dear Sir or Madam,

### Regulation 18 Local Plan Consultation (10 June-26 July 2019)

Fareham Borough Council is about to start consulting on our emerging Local Plan (i.e. Local Plan Review). This consultation sets out the issues and options for consideration as the Council prepares its new plan. The consultation is starting on Monday 10<sup>th</sup> June 2019 and will run until Friday 26<sup>th</sup> July 2019. This consultation is part of the initial stages of plan production and is being carried out under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The consultation will help inform how the Borough will develop up until 2036. The purpose of a Local Plan, once adopted, is to establish how much housing and land for commercial development will be needed and where it will go, alongside protecting and enhancing the environment and delivering infrastructure. Local Plans are used to determine planning applications.

You can find out more about what a Local Plan is and why we are consulting on it by reading the Special Fareham Today on our website

**[www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)**

From this website you will be able to comment by completing our comments form (i.e. making representations) or email

**[localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk)**

Alternatively, you can write to the **Consultation Team at Fareham Borough Council, Civic Offices, Civic Way, Fareham, Hampshire PO16 7AZ.**

During this consultation paper copies of the Special Fareham Today will be made available for viewing at the locations and times below.

Location	Opening Times
Fareham Borough Council Civic Offices, Civic Way Fareham PO16 7AZ	Monday to Friday 8.45am to 5.15pm
Fareham Library Osborn Road Fareham PO16 7EN	Monday 9am to 7pm Tuesday & Wednesday 9am to 5pm Thursday & Friday 9am to 7pm Saturday 9am to 5pm Sunday - Closed
Portchester Library West Street Portchester PO16 9TX	Monday 9:30am to 7pm Tuesday – Closed Wednesday, Thursday & Friday 9.30am to 5pm Saturday 9.30am to 1pm Sunday- Closed
Lockswood Library Lockswood Centre Locks Heath District Centre SO31 6DX	Monday – Closed Tuesday, Wednesday, Thursday and Friday 9.30am to 5pm Saturday 9.30am to 1pm Sunday- closed
Stubbington Library Stubbington Lane Stubbington PO14 2PP	Monday 9am to 7pm Tuesday 9am to 5pm Wednesday – Closed Thursday & Friday 9am to 5pm Sat 9.30am-1pm Sunday- closed
Gosport Discovery Centre High Street, Gosport PO12 1BT	Monday to Friday 9am to 7pm Saturday 9am to 5pm Sunday- closed
Lee on Solent Library 14 High Street Lee on Solent PO13 9BZ	Monday 10am to 1pm Tuesday 10am to 5pm Wednesday- closed Thursday 10am to 7pm Friday 10am to 1pm Saturday 9:30am to 1pm Sunday- closed
Bridgemary Library 74 Brewers Lane Gosport PO13 0LA	Monday 2pm to 5pm Tuesday 9:30am to 1pm Wednesday- closed Thursday 9:30am to 1pm and 2pm to 7pm Friday and Saturday 9:30am to 1pm Sunday- closed

The Council will be holding exhibitions and Community Action Team (CAT)



meetings during June and July at which residents can find out more about the review of the Borough's Local Plan.

The pop-up exhibitions will be open to all and run from noon-2pm (12:00-14:00) on the following dates and locations:

- Thursday 13<sup>th</sup> June - Locks Heath Shopping Centre, SO31 6DX
- Wednesday 19<sup>th</sup> June - Portchester Shopping Precinct, PO16 9UZ
- Monday 24<sup>th</sup> June - Fareham Shopping Centre, PO16 0PQ
- Monday 1<sup>st</sup> July - Stubbington Green, PO14 2LE

The exhibitions will be open to all and will run from 2-6pm (14:00-18:00) before the CAT meetings from 7-8.30pm (19:00-20:30) on the following dates and locations:

- Monday 8<sup>th</sup> July - CAT Meeting, Holy Rood Church, Gosport Rd PO14 2AS
- Tuesday 9<sup>th</sup> July - CAT Meeting, Cams Hill School, PO16 8AH
- Friday 12<sup>th</sup> July - CAT Meeting, Titchfield Community Centre, Mill St PO14 4AB
- Monday 15<sup>th</sup> July - CAT Meeting, Ferneham Hall, the meeting will be held in the Octagon Room, PO16 7DB
- Tuesday 16<sup>th</sup> July - CAT Meeting, Brookfield School, Brook Lane, SO31 7DU

More information on the exhibitions and CAT meetings, including dates and venues can be found on our website:

[http://www.fareham.gov.uk/have\\_your\\_say/cats/intro.aspx](http://www.fareham.gov.uk/have_your_say/cats/intro.aspx).

If you have any queries about the consultation you can phone the Consultation Team on **01329 824409** or email **localplanconsultation@fareham.gov.uk**

If you have any queries about the review of the Local Plan, please contact the Council's Planning Team on **01329 824601**.

Yours faithfully

*List of people/organisations invited to make comment and the methods of engagement*

4.25

Stakeholder Group	Consultation and engagement methods used
Local Residents and Business/General Public	<ul style="list-style-type: none"> <li>• Online information and survey on Council website</li> <li>• Press releases</li> <li>• Publication of Fareham Today magazine online and in print (sent to households and available in libraries)</li> <li>• Staffed pop-up exhibitions held throughout the Borough</li> <li>• Community Action Team meetings held throughout the Borough</li> <li>• Email or letter updates sent to Local Plan Consultation Database</li> <li>• Social Media posts</li> </ul>
*Statutory Consultees	<ul style="list-style-type: none"> <li>• Email or letter updates</li> <li>• Written responses</li> </ul>
*Neighbouring boroughs and other local	<ul style="list-style-type: none"> <li>• Individual and group meetings</li> <li>• Email or letter updates</li> <li>• Written responses</li> </ul>



authorities affected by Fareham's Local Plan	
*Infrastructure and service providers	<ul style="list-style-type: none"> <li>• Individual and group meetings</li> <li>• Email or letter updates</li> <li>• Written responses</li> </ul>

\*A list of specific consultees can be found at page 13.

## Press Release

4.26 The following press release was issued on 10<sup>th</sup> June 2019:



## Press Release

10 June 2019

### New consultation for future development in Fareham

Residents in Fareham are being encouraged to have their say on future development in Fareham.

[A special Fareham Today is available on the Council's website](#) outlining issues and options for its emerging Local Plan. The consultation will run from Monday 10 June until 23:59 on Friday 26 July.

Since the Council consulted residents on its Draft Local Plan in 2017, the Government has announced a new way to calculate housing need. As a result Fareham now needs to plan for at least 520 new houses every year. This new figure means more space now needs to be found, so the Council has outlined a number of ways this could be achieved, whilst considering the environment and both existing and new infrastructure, through a series of issues and options. It is now asking Fareham residents and businesses for their views.

The Council will hold a series of pop up exhibitions in the coming weeks where residents can come along and ask questions. The consultation will also be on the agenda at Community Action Team (CAT) meetings being hosted by Cllr Seán Woodward and supported by planning officers.

Councillor Seán Woodward, Leader of Fareham Borough Council, said: 'Government changes to the National Planning Policy Framework mean we now have to plan for many more houses in Fareham. We are asking residents and businesses to tell us how they would prefer us to deliver these houses. I would encourage them to come along to a CAT meeting or exhibition where planning officers will be on hand to answer questions, and to read through the special Fareham Today. A printed copy will be delivered to houses and businesses over the next couple of weeks.'

The pop-up exhibitions will take place from 12:00pm-2:00pm

- Locks Heath Shopping Centre, Thursday 13 June
- Portchester Shopping Precinct, Wednesday 19 June
- Fareham Town Centre, Monday 24 June
- Stubbington Green, Monday 1 July

Community Action Team (CAT) meetings run from 7:00pm-8:30pm and will be preceded by an exhibition from 2:30pm-6:00pm staffed by planning officers.

- Holy Rood Church, Stubbington, Monday 8 July
- Cams Hill School, Portchester, Tuesday 9 July
- The Garage Room, Titchfield Community Centre, Friday 12 July
- Ferneham Hall, Fareham, Monday 15 July
- Brookfield School, Sarisbury Green, Tuesday 16 July

Residents and workers in the Borough can have their say by:

- Completing an online comments form at: [Have Your Say on Future Development in Fareham](#)
- For more information about the Local Plan see Fareham Borough Council's website [here](#)
- Emailing [localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk)
- Writing to Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ

ENDS



### *Document Availability*

- 4.27 In addition to posting the special edition Fareham Today Magazine (the consultation document) to residents and businesses across the Borough, paper copies of key documents were also made available for viewing at the Civic Offices (at the normal opening times) and in libraries within the Borough throughout the consultation period.

### *Community Action Team Meetings and Local Plan Exhibitions*

- 4.28 The Local Plan consultation was the featured topic in the five Summer 2019 Community Action Team (CAT) meetings. At each meeting, the Executive Leader of the Council gave a presentation on the issues and options for future development (as set out in Fareham Today) and took questions from the audience. A total of 273 residents attended the meetings. Prior to the meetings (2:30 - 6pm) an exhibition was held at each venue, where people could view the consultation banners, ask more detailed questions of planning officers and submit comments. Approximately 80 people attended these exhibitions. The CAT meetings took place at the following dates and venues:

Date (all 7-8.30pm)	Venue	Attendees
Monday 8 July	Holy Rood Church, Stubbington	72
Tuesday 9 July	Cams Hill School, Portchester	47
Friday 12 July	Titchfield Community Centre	35
Monday 15 July	Ferneham Hall, Fareham	43
Tuesday 16 July	Brookfield School, Sarisbury Green	76

- 4.29 The following presentation was given at each of the CAT meetings by the Executive Leader of the Council:

**What is a Local Plan?**

Every council has a Local Plan which it uses to:

- Allocate space for future development
- Plan for facilities and infrastructure
- Protect natural environment and green spaces

**FAREHAM LOCAL PLAN 2036 UPDATE**

**FAREHAM**  
BOROUGH COUNCIL

# Why are we consulting again?

- Draft Local Plan consultation in 2017
- Change in the National Planning Policy Framework
- New housing numbers
  - At least 520 new homes each year
- Obligation to help other areas



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BOROUGH COUNCIL

## Recent developments

- Solent Airport at Daedalus
- Transport network improvements
- Improving air quality
- Welborne planning application
- Appeals defended



**FAREHAM**  
BOROUGH COUNCIL

## The Key Issues

- Changing demographics
- Affordable housing
- Ensuring good home design
- Investigating self-build
- Large or small developments
- Encourage brownfield sites
- Protecting green space
- Strengthening retail health



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BOROUGH COUNCIL



## Changing demographics

- Growing population
- Popular place to live and work
- Long life expectancy
- Relationship breakups



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## Affordable housing

- Current Local Plan:
  - Up to 40% of homes on larger developments should be affordable
- Range of tenancies:
  - Social rents
  - Affordable rents
  - Intermediate housing



FAREHAM  
BOROUGH COUNCIL

## Ensuring good home design

- Nationally Described Space Standards:
  - Adequate living and bedroom space
  - Sufficient storage
  - Floor to ceiling heights



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# Investigating self-build

- Can be more affordable
- Could stipulate that large sites must offer a small number of serviced plots
- Draft policy suggesting 5% of home on sites of 100+ should be self/custom build
- Please visit:  
[www.fareham.gov.uk/selfbuild](http://www.fareham.gov.uk/selfbuild)



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## Large or small developments

- At least 10% of developments must be on small to medium sites
- Large 'cluster sites' approach
- Infrastructure improvements:
  - Schools
  - Road improvements
  - Medical and healthcare facilities
- Developers are responsible for delivery of suitable infrastructure



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## Encourage brownfield sites

- Important to continue to encourage development on brownfield sites
- Government policy looks to increase densities of development
  - Taller buildings
  - Apartment blocks



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## Protecting green space

- NPPF allows councils to highlight small area of open space to be protected
- The Council is keen for residents to highlight local areas of green space that should be protected



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BOROUGH COUNCIL

## Strengthening retail health

- Important to bolster local centres
- Make them attractive for residents to shop, live and spend leisure time
- More leisure attractions and new homes



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## Planning from now until 2036



FAREHAM  
BOROUGH COUNCIL

# Finding Land for New Homes

## Land between Fareham and Stubbington:

- Large area of open countryside
- Identified as a strategic gap
- Stubbington bypass will run through the area
- Extensive land promoted for development, careful planning could prevent two settlements joining up & support good growth



**FAREHAM**  
BOROUGH COUNCIL

# Finding Land for New Homes

## Land west of Portchester:

- To the north-west, land known as 'Land west of Downend Road' promoted for development
- Access and capacity issues
- Could support good growth
- Undeveloped valuable landscape along coastal area to the south-west



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BOROUGH COUNCIL

# Finding Land for New Homes

## Meon Valley:

- Some areas of land have been put forward for development
- Highly valued landscape
- Designated as a strategic gap
- The Council could protect this area from development



**FAREHAM**  
BOROUGH COUNCIL



# Finding Land for New Homes

## Land south of Locks Heath:

- Rural landscape
- Valued coastal scape
- Difficult to support large development
- May support limited small-scale development



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# Finding Land for New Homes

## Land around Welborne Garden Village:

- Not promoted for housing development
- Considered a valued landscape
- Limited scope for large scale development

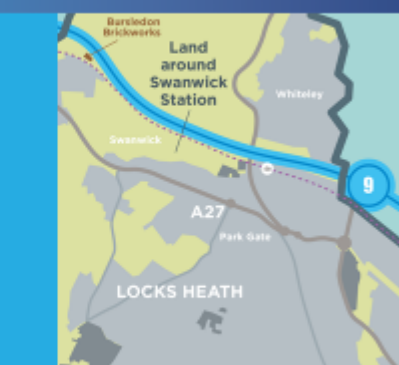


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BOROUGH COUNCIL

# Finding Land for New Homes

## Land around Swanwick station:

- Significant areas of land promoted north and south of the motorway within reasonable proximity to Swanwick railway station
- May support small-scale development or larger scale close to the railway station



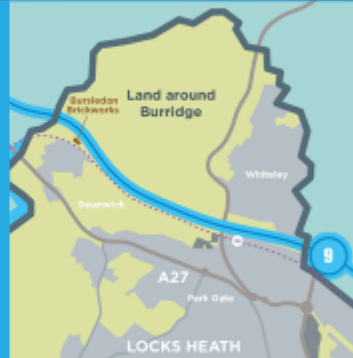
**FAREHAM**  
BOROUGH COUNCIL



# Finding Land for New Homes

## Land around Burridge:

- Not identified for large scale development
- Limited access to services
- Could support small-scale development



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# Finding Land for New Homes

## Land to the west of Western Wards:

- Smaller areas promoted for development
- Important stretch of rural landscape
- May support limited small-scale development, where lie close to the urban area



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## What Next?

**Spring – Summer 2019:** Issues and options consultation

**Autumn 2019 – Winter 19/20:** Development strategy consultation

**Spring 2020:** Publication of Local Plan

**Autumn 2020 – Winter 20/21:** Estimated examination

**2021:** Estimated adoption of the Local Plan

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# Have Your Say

You can give your views until Friday 26 July by:

- Filling in a comments form at:  
[www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)
- Emailing:  
[localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk)
- Completing a paper survey

**FAREHAM**  
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- 4.30 As well as the exhibitions which accompanied the CAT meetings, a series of pop-up exhibitions were held between 12-2pm at shopping centres around the Borough where residents could view the consultation banners, ask more detailed questions of planning officers and submit comments. Approximately 60 people visited these exhibitions. The exhibitions were held on the following dates:

Date	Venue
Thursday 13 June	Locks Heath Shopping Centre
Wednesday 17 June	Portchester Shopping Centre
Monday 24 June	Fareham Town Centre
Monday 1 July	Stubbington Village Centre

- 4.31 The pop-up exhibitions display banners are set out below:

# HAVE YOUR SAY ON FUTURE DEVELOPMENT IN FAREHAM

The Council wants your help to consider the issues and options for future development in Fareham as it updates the Draft Local Plan.

Since the Council asked for your views on its Draft Local Plan in 2017, the Government has changed its housing targets (now at least 520 new homes in Fareham every year). The earlier Draft Local Plan doesn't provide enough space to do this, so the Council needs to prepare an updated version.



Information about the issues and options for future development in the Borough can be found in a special edition of the Council magazine, *Fareham Today* which you can read at [www.fareham.gov.uk](http://www.fareham.gov.uk) and which will be sent to homes and businesses by the end of June.

You can give your views until Friday 26 July by:

Filling in the comments form at  
[www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Emailing [localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk)

Writing to the Consultation Team:  
Fareham Borough Council, Civic Offices,  
Civic Way, Fareham, Hampshire PO16 7AZ

For a paper copy of the comment form please call 01329 236100.





## POTENTIAL AREAS FOR DEVELOPMENT



### Land between Fareham and Stubbington

This is a large area of open countryside south of Fareham and to the north east of Stubbington.

The Council already proposed to allocate land east of the new Newgate Lane for housing in the 2017 consultation document.

Previous planning policies have designated this whole area as a strategic gap in order to prevent Fareham and Stubbington from merging and help to define distinctive communities. However, extensive areas have been promoted to the Council for development. Given the additional housing requirement, the Council is having to look again at the purpose of this existing strategic gap and its characteristics.

There is an approved application to build the Stubbington bypass within this area. The alignment of the new Stubbington bypass may limit the area's potential for development, particularly in terms of noise.

Careful planning could prevent these two settlements from joining up whilst also delivering much needed housing, which could bring with it significant community, leisure and environmental benefits.

**Do you think this area could support good growth whilst preventing the two communities from joining up?**



## POTENTIAL AREAS FOR DEVELOPMENT



### Land west of Portchester

A large area to the north west of Portchester, known as land West of Downend Road, has been promoted for development.

There are on-going discussions with both highway authorities and site promoters about whether access and capacity issues could be successfully overcome for development to come forward.

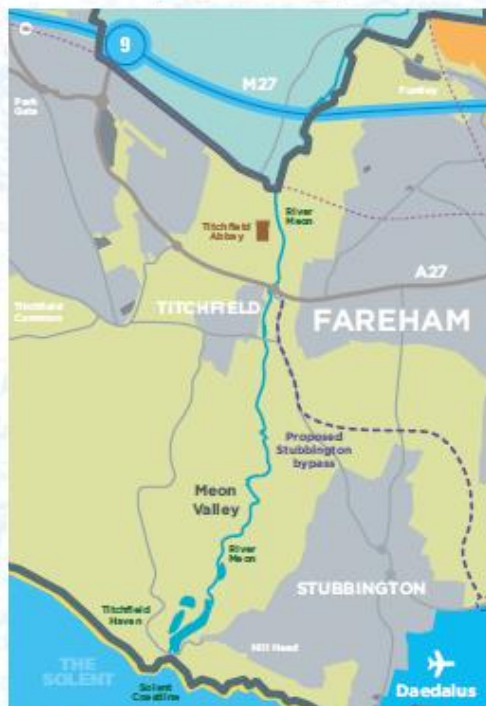
This is in addition to the land the Council proposed to allocate to the east of Downend Road in the 2017 consultation document.

To the south west of Portchester, whilst the Cranleigh Road Appeal opened the door to development land close to the urban edge, areas of undeveloped valuable landscape remain along the coastal area. No further sites have been promoted to the Council in this coastal area since the 2017 consultation. Additionally, the Council recognises the importance of the undeveloped coast and its limited scope to accommodate further development.

**If the transport constraints could be resolved, do you think this area could support good growth?**



## POTENTIAL AREAS FOR DEVELOPMENT



### Meon Valley

**Some areas of land are being promoted for development within the Meon Valley.**

This is an extensive area of highly valued landscape in the Borough which benefits from a number of environmental protections. The merits of this landscape have been recognised by recent appeal decisions at Old Street in Hill Head and land east of Posbrook Lane in Titchfield. These decisions endorsed the Council's view that the Meon Valley is an important landscape and that the proposed new housing would have had a negative impact.

For a long time the Council has been aware of the role of the open land in the Meon Valley in separating the communities of Fareham and the Western Wards. This area is designated as a strategic gap. Going forward, the Council could also consider designating this area as a highly valued landscape.

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.

**Should the Council continue to protect this area from development?**



## POTENTIAL AREAS FOR DEVELOPMENT



### Land south of Locks Heath

**Most of the land to the south of Locks Heath is not being promoted for development.**

This area has few urbanising features, such as roads or buildings, and is largely in agricultural use. Additionally, the undeveloped landscape along the coast is highly valued by residents and visitors.

With this mainly rural landscape and isolated location it would be difficult to support large-scale development here, although some limited small-scale development may be appropriate adjacent to the existing urban areas.

**Would you support limited small-scale development in this area?**





## POTENTIAL AREAS FOR DEVELOPMENT



### Land around Swanwick station

The Council has already proposed to allocate land for housing development at Beacon Bottom, but significant areas of land are also being promoted both north and south of the motorway within reasonable proximity to Swanwick station.

This area could be suitable for development, either on a small scale or more significant development close to the railway station.

Would you support small-scale development or larger scale if close to the railway station?

## POTENTIAL AREAS FOR DEVELOPMENT



### Land around Burridge

To date the Council has not considered proposing large-scale development here because of the relatively limited access to services.

This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

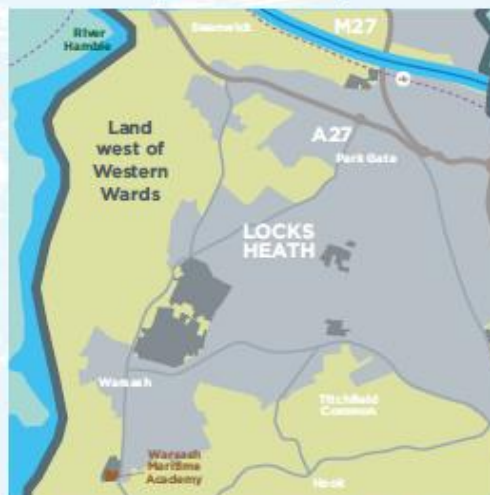
This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

Would you support limited small-scale development in this area?





## POTENTIAL AREAS FOR DEVELOPMENT



### Land to the west of the Western Wards

The Council already proposed to allocate land for housing development north and south of Greenaway Lane in the 2017 consultation and many of these sites have received a resolution to grant planning permission from the Council.

Other, smaller areas have been promoted to the Council and where these lie adjacent to the settlement, these could be considered good growth opportunities. However, beyond the built-up area, there is an important stretch of undeveloped rural landscape alongside the Hamble river.

Given the valued landscape along the Hamble, it would be difficult to support large scale development here, but, again, limited small-scale development may be appropriate close to the existing urban area.

Would you support limited small-scale development in this area?



## POTENTIAL AREAS FOR DEVELOPMENT



### Land around Welborne Garden Village

With the exception of land close to Junction 11 being promoted for commercial use, the Council has not received details of any land being promoted in this area, all of which is in private ownership.

Additionally, this area is considered to be a valued landscape with limited scope to accommodate large-scale development.



### *Methods of Response*

- 4.32 The Council encouraged comments to be made online via the Draft Local Plan Consultation webpage, at <http://www.fareham.gov.uk/planning/localplanconsultation.aspx>, where an on-line survey was available for completion. The Council also provided an option of submitting representations by completing a hard copy of the representations form which were available on request or could be picked up at any of the public exhibitions or CAT meetings. Representations could also be made in writing to the Planning Strategy Team or by email to [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk).
- 4.33 The following survey was available online and in paper format:

### Have Your Say on Future Development in Fareham



Since the Council asked for your views on its Draft Local Plan in 2017, the Government has changed its housing targets (now at least 520 new houses in Fareham every year).

The earlier Draft Local Plan does not provide enough space for this, so the Council is considering a number of issues and options for future development as the Council prepares an updated version.

We have set out the key issues and options for future development in a Special Edition of the Council magazine, Fareham Today, which you can read online at [www.fareham.gov.uk](http://www.fareham.gov.uk) and which will be available in libraries. It will also be delivered to homes and businesses in the Borough by the end of June.

You can comment on these issues and options by completing this survey by **Friday 26 July 2019**. Alternatively you can comment online at [www.fareham.gov.uk/haveyoursay](http://www.fareham.gov.uk/haveyoursay).

We will use your feedback comments as we build the Council's preferred development strategy which we will consult you about later in the year.

#### Please provide us with your details

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address will not be published or used for any other purposes and will only be kept until the Local Plan is adopted.

**FAREHAM**  
BOROUGH COUNCIL

## Our approach

In planning for new housing and development, the Council thinks that Fareham should follow these principles:

- Encourage 'good growth' which means building homes and creating employment opportunities in such a way as to improve quality of life whilst protecting the most valued and historic environments.
- Ensure new housing reflects Fareham's changing demographics, with longer life expectancy and young people struggling to get on the housing ladder.
- Provide the most suitable mix of shared ownership, affordable rent and social rent homes to meet local needs.
- Provide a small number of sites where residents can build their own homes.

Do you agree with this approach? Please give your comments below.



## Land for future employment opportunities



The Council wants to build on the success of Solent Airport at Daedalus and the development of the business parks there, which have created 650 jobs, by responding to business needs and delivering further land and property for commercial use. Employment growth opportunities will follow along with more community facilities and improved airport infrastructure.

Great strides have been made at Daedalus to create more jobs in Fareham. This work needs to continue here and at other sites to provide local work for residents.

Do you know of any suitable land in the Borough which you think could provide new employment opportunities?

## Ensuring good home design



The Council wants to ensure that the design of a home is adequate for its occupants and wishes to use the new Nationally Described Space Standards in its Local Plan.

If successfully evidenced by the Council this would help ensure developments would provide adequate living and bedroom space, sufficient storage and floor to ceiling heights.

Do you agree that this is an issue that the Council should be tackling?

Are there any other elements of design that you think are important?

## Large or small developments



The Government stipulates that at least 10 per cent of the new developments in the Local Plan must be on small to medium sites of up to one hectare (around two and a half acres).

The Council's preference to date has been to see most of the new homes built in a small number of larger cluster developments.

Ensuring that the right infrastructure is in place for our growing population is vital. The Council is looking to continue with its large 'cluster sites' approach, where infrastructure improvements are typically easier to design and deliver. Often schools and road improvements can be incorporated into larger development schemes, and when land is required for local public medical and healthcare facilities, this can be provided for. Developers are responsible for the delivery of suitable infrastructure through legal (Section 106) agreements signed with the Council.

Do you agree with the overall approach we are proposing? (You can comment on specific areas of the Borough later in the survey)



## Urban areas



The Council considers it important to continue to encourage development on brownfield sites (which have previously been built on) within our settlements, particularly in Fareham, Portchester and the Western Wards.

Do you support the Council in continuing to allocate brownfield sites that are likely to deliver homes in the period we are planning for?

## Higher Density Developments



Increasingly Government policy is looking to increase densities of employment especially in town centres, such as Fareham, serviced by public transport.

Higher density developments include taller buildings and apartment blocks.

Would you support this type of development where infrastructure, such as a railway station, exists?

## Protecting green space



The Government's National Planning Policy Framework (NPPF) allows councils to highlight small areas of open space to be protected in a similar way to greenbelt land.

These small parks, small areas of recreational grassland or woodland within or close to housing estates, should have importance to the community living around them. This might be for cultural, wildlife or recreational reasons.

The Council is keen for residents to highlight important areas that may meet the Government's criteria, so they can be included in the Local Plan and preserved for the community.

Are there any local areas of green space that the Council should protect?



## Strengthening retail health



An important part of the Council's planning ideas is to bolster Fareham Town Centre, Portchester and Locks Heath District Centres and the local centres in the outlying wards.

It's important to make these traditional retail areas attractive places for residents to shop, live and spend their leisure time during the days and evenings. This calls for these centres to adapt to meet the needs of residents and visitors now and in the future. This could include more leisure attractions and new homes.

What type of development do you think should be encouraged both in the Town Centre and other centres?

## Investigating self-build



The Council knows of Fareham residents who are interested in building their own homes.

Building your own home typically involves individuals or groups commissioning the construction of a new home or homes. This could be something they design themselves or with a developer. For some this can be a more affordable way to achieve home ownership, particularly if an individual is able to do most of the building work themselves.

The Council could stipulate that developers of large sites must offer a small number of serviced plots where individuals can design and build their own home as part of a larger scheme. In 2017 we consulted on a draft policy suggesting that five per cent of homes on sites where 100 or more are being built should be self-build/custom-build. This policy could be amended if the Council has the evidence to suggest many more people wish to build their own homes in Fareham and there is suitable land where such housing could be developed.

If you are considering building your own home and haven't already done so, please visit [www.fareham.gov.uk/selfbuild](http://www.fareham.gov.uk/selfbuild) where you can register your interest.

## Finding Land for New Homes

The Council wants to encourage the redevelopment of brownfield sites, but there are only so many available within the Borough. Greenfield sites will also need to be found to meet the Government's increased housing targets for Fareham.

We have looked at all greenfield areas across the Borough, taking into account land ownership and other significant factors, to formulate our proposed approach.

We have identified a number of possible areas for future development and would like your views on these. You can comment on some or all of the areas. In addition, are there areas that you think would support future growth or that merit protection from any future development? You can also help the Council to decide which landscapes are the most valued across the whole of Fareham or support future growth.



- ☐ Land between Fareham and Stubbington (go to page 12)
- ☐ Land west of Portchester (go to page 13)
- ☐ Meon Valley (go to page 14)
- ☐ Land south of Locks Heath (go to page 15)
- ☐ Land around Swanwick Station (go to page 16)
- ☐ Land around Burridge (go to page 17)
- ☐ Land to the west of the Western Wards (go to page 18)
- ☐ Areas that would support future growth (go to page 19)



## Land between Fareham and Stubbington



This is a large area of open countryside south of Fareham and to the north east of Stubbington.

The Council already proposed to allocate land east of the new Newgate Lane for housing in the 2017 consultation document.

Previous planning policies have designated this whole area as a strategic gap in order to prevent Fareham and Stubbington from merging and help to define distinctive communities. However extensive areas have been promoted to the Council for development. Given the additional housing requirement, the Council is having to look again at the purpose of this existing strategic gap and its characteristics.

There is an approved application to build the Stubbington bypass within this area. The alignment of the new Stubbington bypass may limit the area's potential for development, particularly in terms of noise.

Careful planning could prevent these two settlements from joining up whilst also delivering much needed housing, which could bring with it significant community, leisure and environmental benefits.

Do you think this area could support good growth whilst preventing the two communities from joining up?

## Land west of Portchester



A large area to the north west of Portchester, known as land West of Downend Road, has been promoted for development.

There are on-going discussions with highway authorities and site promoters about whether access and capacity issues could be successfully overcome for development to come forward.

This is in addition to the land the Council proposed to allocate to the east of Downend Road in the 2017 consultation document.

To the south west of Portchester, whilst the Cranleigh Road Appeal opened the door to development land close to the urban edge, areas of undeveloped valuable landscape remain along the coastal area. No further sites have been promoted to the Council in this coastal area since the 2017 consultation. Additionally, the Council recognises the importance of the undeveloped coast and its limited scope to accommodate further development.

If the transport constraints could be resolved, do you think this area could support good growth?

## Meon Valley



Some areas of land are being promoted for development within the Meon Valley.

This is an extensive area of highly valued landscape in the Borough which benefits from a number of environmental protections. The merits of this landscape have been recognised by recent appeal decisions at Old Street in Hillhead and land east of Posbrook Lane in Titchfield. These decisions endorsed the Council's view that the Meon Valley is an important landscape and that the proposed new housing would have had a negative impact.

For a long time the Council has been aware of the role of the open land in Meon Valley in separating the communities of Fareham and the Western Wards. This area is designated as a strategic gap. Going forward, the Council could also consider designating this area as a highly valued landscape.

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.

Should the Council continue to protect this area from development?



## Land south of Locks Heath



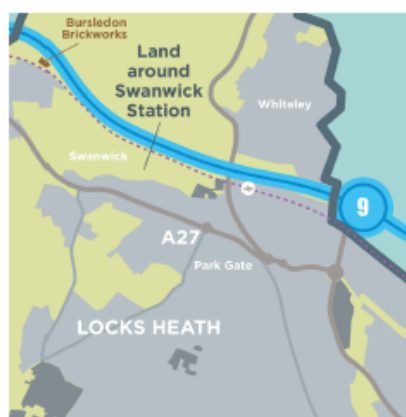
Most of the land to the south of Locks Heath is not being promoted for development.

This area has few urbanising features, such as roads or buildings, and is largely in agricultural use. Additionally, the undeveloped landscape along the coast is highly valued by residents and visitors.

With this mainly rural landscape and isolated location it would be difficult to support large-scale development here, although some limited small-scale development may be appropriate adjacent to the existing urban areas.

Would you support limited small-scale development in this area?

## Land around Swanwick Station



The Council has already proposed to allocate land for housing development at Beacon Bottom, but significant areas of land are being promoted both north and south of the motorway within reasonable proximity to Swanwick station.

This area could be suitable for development, either on a small scale or more significant development close to the railway station?

Would you support small-scale development or large scale if close to the railway station?

## Land around Burridge



To date the Council has not considered proposing large scale development here because of the relatively limited access to services.

This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

Would you support limited small-scale development in this area?



## Land to the west of the Western Wards



The Council already proposed to allocate land for housing development north and south of Greenaway Lane in the 2017 consultation and many of these sites have received a resolution to grant planning permission from the Council.

Other, smaller areas have been promoted to the Council and where these lie adjacent to the settlement, these could be considered good growth opportunities. However, beyond the built-up area, there is an important stretch of undeveloped rural landscape alongside the Hamble river.

Given the valued landscape along the Hamble, it would be difficult to support large scale development here, but, again, limited small-scale development may be appropriate close to the existing urban area.

Would you support limited small-scale development in this area?

You can help the Council decide where development is best placed to meet the Borough's needs over the next fifteen years or so. Are there areas that you think would support future growth or that merit protection from any future development?

What kind of landscapes do you value in the Borough?

### A bit about you

Please enter your contact details below to help us understand where people's views are coming from. Your name and address will not be published or used for any other purposes and will only be kept until the Local Plan is adopted.

Name	<input type="text"/>
Organisation/ Company (if you are representing one)	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town	<input type="text"/>
Postcode	<input type="text"/>

For more information on the privacy policy for Fareham Borough Council, please visit:  
[www.fareham.gov.uk/privacy.aspx](http://www.fareham.gov.uk/privacy.aspx)

### Join the E-panel Mailer to find out the results

The E-panel is an emailing system we use to send residents latest consultation news, dates of important events in the Borough, and dates of upcoming Community Action Team (CAT) meetings. To join, you must live in the Borough, be aged 18 years or over and have an email address that we can use to contact you.

Please provide your details below:

Full name	<input type="text"/>
Post code	<input type="text"/>
E-mail address	<input type="text"/>

### What will we do with your data

The information you are providing will be used solely so that the Council can email you with details of consultations, dates of important events in the Borough and upcoming Community Action Team (CAT) meetings.

The Council will retain the information for a period not exceeding 5 years. The information may be shared with other Council departments but not published in public. Survey reports will not contain any detail concerning individuals.

Any views or opinions expressed in the surveys will be quoted anonymously and not attributed to an individual. Only summarised results will be shared with our partner organisations, which may include data broken down into demographics.

By submitting your name, post code and contact email address above, you agree to how we use your data and the period of time we will retain it.

### Planning Strategy Database

The Planning Strategy team have a consultation database which is used to notify organisations and individuals who have expressed an interest in being kept informed at key stages of the production of planning documents such as the Draft Local Plan 2036.

We use this database to consult on the production of new documents or updates to existing planning documents, in accordance with the methods as set out in our Statement of Community Involvement (SCI).

You can sign up by completing the online form at [www.fareham.gov.uk/planningdatabase](http://www.fareham.gov.uk/planningdatabase)

### Thank you for taking part

Please return your survey to the Consultation Team, Civic Offices, Civic Way, Fareham, PO16 7AZ

## Regulation 18 Draft Local Plan Supplement Consultation

### Web page

4.34 The consultation was publicised on the Council's website as follows:

The screenshot shows the Fareham Borough Council website. At the top, there is a navigation bar with links for 'Contact Us', 'Accessibility', 'Mobile Site', and 'MyAccount'. Below this is the council's logo and a search bar. The main content area features a breadcrumb trail: 'You are here: Home / Planning / Local Plan'. The title of the page is 'Fareham Draft Local Plan 2036 Supplement'. The text states: 'The consultation on the Fareham Draft Local Plan 2036 Supplement ran from Monday 13th January to Sunday 1st March 2020. The consultation document, 'the Supplement' is below:'. A link is provided for the 'Local Plan 2036 Supplement' (5 MB). Below this, a section titled 'Supporting Evidence Documents' explains that the Council has to produce a range of technical evidence documents. It lists several documents with links and file sizes: 'Interim Sustainability Appraisal' (38 MB), 'Strategic Housing and Employment Land Availability Assessment (SHELAA)' (4 MB), 'SHELAA Interactive Map', 'Infrastructure Delivery Plan' (3 MB), 'Interim Transport Modelling Outputs' (7 MB), 'Employment Study' (24 MB), and 'Viability Study' (11 MB).

### Fareham Today

4.35 The special edition of Fareham Today magazine was available from 13<sup>th</sup> January 2020 on the Council's website and paper copies were circulated as follows:

- delivered to businesses and residents throughout the Borough
- made available at all draft local plan consultation meetings and exhibitions
- made available at Ferneham Hall and libraries, community centres, leisure centres, doctors' surgeries and sheltered housing schemes throughout the borough

Electronic versions were also emailed to interested residents.

This magazine provided information on the additional policies and housing allocations which have been. It also provided details of the representation procedures and how to access electronic and hard copies of the Draft Local Plan Supplement and supporting documents.

4.36 The Special Edition of the Fareham Today is set out on the following pages:



Local Plan Special | January 2020

# Fareham TODAY

**HAVE YOUR SAY ON OUR STRATEGY  
FOR FUTURE DEVELOPMENT IN FAREHAM**

**DEADLINE  
1 MARCH**

FAREHAM  
BOROUGH COUNCIL

## TIMELINE: 2017-2021

**AUTUMN 2017**  
**Draft Local Plan**

The Council consulted on a draft Local Plan including housing and employment aims to meet identified need.

**SPRING/SUMMER 2018**  
**Issues and Options**

The Council set out its key issues and options for addressing the changes in national policy. A summary of the feedback is available on pages 4 & 5.

**EARLY 2020**  
**Local Plan Supplement**

We are currently seeking views on the revised Development Strategy, including proposed additional allocations and some new policies.

**SPRING/SUMMER 2020**  
**Publication Plan**

We will launch a further consultation on the Publication Plan. At this stage, comments must relate to the soundness of the plan, and respondents will be asked whether they would like to attend the examination hearings and make their comments directly to the appointed Inspector.

**AUTUMN/WINTER 2020/21** (estimated)  
**Examination**

During the examination of the submitted Local Plan, the community will be able to raise any outstanding issues with the Government Planning Inspector either in writing through hearings and/or at a public session of the hearings. The Council will produce a report detailing the Inspector's findings.

**2017**

**2018**

**2019**

**2020**

**2021**

Responses from the consultation were reviewed and will be taken into account in the Publication Plan. Changes made to the NPPF at this time resulted in the Council needing to find additional ways to meet new housing figures.

We have collated the responses from the previous consultation and used them, alongside a range of technical work, to inform the revised Development Strategy and some new policies that are required by the new NPPF.

The Council will consider all the responses received to date. Alongside the finalised technical work, the Council will seek to develop the final draft of the new Local Plan, known as the Publication Plan, that it intends to submit to Government for examination.

All responses received during the consultation on the Publication Plan will be shared with the Planning Inspector appointed to examine the plan.

**2021**

**2021**

**Adoption of Local Plan**

The Council will adopt the Local Plan once the Government Planning Inspector has found it to be 'sound'. It is at this stage that all the policies in the new Local Plan will be used to determine planning applications.

For more information visit [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

## FOREWORD

BY COUNCILLOR SEÁN WOODWARD  
EXECUTIVE LEADER OF FAREHAM BOROUGH COUNCIL

**A robust and forward-thinking Local Plan is the answer**

**In the summer we consulted on the key issues and options for future development in Fareham. Discussing the nature of new housing, where developments should happen and which valued landscapes should be protected within the Borough has helped to inform the preparation of a revised Development Strategy that will give residents and developers certainty for the future.**

The past three years have been a challenging landscape for planning and we have been acutely aware of the struggle some people have to get on the housing ladder. At the same time the Government has made dramatic changes to its planning policies, introducing a top-down approach to housing targets that means the number of houses required in Fareham has shot up. The impact of this will be character-changing for the Borough so it is vital that we regain control of development locally. A robust and forward-thinking Local Plan is the answer.

Our neighbours are facing the same struggle. We are already working with other local authorities to discuss how we will deliver the Government's targets together. It is clear that some councils cannot meet their own housing need with the land available to them. Through the Partnership for South Hampshire councils, we are seeking a joint approach that will balance the needs of the Borough with the region.

There is also the task of balancing the demand of Government housing targets with our legal obligation to protect wildlife habitats and the desire to maintain valued landscapes by achieving a sustainable neutrality (see pages 8 & 9). At this time, these requirements appear to be at odds and our obligation to meet the

Government's Housing Delivery Test is a real concern. Again, we are working with other local councils, Government organisations and interested parties to find a solution.

In the meantime, we are moving through the stages of plan preparation and closer to the stage where the new Local Plan can be submitted to the Government's Planning Inspector for independent scrutiny. This consultation presents you with an opportunity to comment on the revised Development Strategy for the Borough which the Council considers is appropriate in order to meet the development requirements to 2036.

Importantly, before that happens, we are seeking your views again. Your feedback from the Issues and Options consultation in the summer of 2019 has led us to propose additional areas for development and new draft planning policies to create a supplement to the draft Local Plan that we consulted on in 2017.

**You can request a copy of the supplement from the Council or view an online version on the Council's website. You can find out more about this in the pages of this special edition of Fareham Today, on the Council's website and at various consultation opportunities as set out on page 19.**

## WHERE ARE WE NOW?

**In 2015 the Council began preparing for new homes to be built in the Borough in response to a growing population and housing shortage - something being experienced across the region.**

This called for a change to the key document for setting a development strategy to respond to local housing, employment and leisure need.

Since the Council began consulting on its new draft Local Plan in 2017, the Government has overhauled its National Planning Policy Framework (NPPF) and introduced a new top-down approach to calculating how many new homes we need to plan for.

This was a significant change for Fareham because it increased the number of houses for which the Council needs to find land. The minimum is currently 520 houses each year with a suitable buffer on top in case of delays that could prevent the Council from meeting Government housing targets.

As a result, we had to go back a step to review our Development Strategy and find new sites to accommodate additional housing up until 2036.

## ISSUES AND OPTIONS

**With so much change driven by national Government in the past three years, it is vital to maintain a clear and comprehensive strategy for planning in Fareham. The Local Plan must be justified, effective and evidence-based because it will be open to challenge and scrutiny. It must also look to the future and provide clarity on development in years to come.**

With this in mind, last summer we consulted on the key issues and options that would help inform an updated Development Strategy for Fareham's new Local Plan. You'll find a summary of the feedback we received over the page.

**NPPF explained** The National Planning Policy Framework (NPPF) sets out how councils should calculate and plan to meet future housing demand both separately in their own districts and boroughs, and by working with neighbouring authorities across regions such as South Hampshire.

It also sets out how the Five Year Housing Land Supply (EYHLS) and new Housing Delivery Test (HDT) work together to ensure housing targets are met and maintained.

Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

2 Fareham Today - Local Plan Special - January 2020

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3 Fareham Today - Local Plan Special - January 2020



# YOUR VIEWS

We held a consultation for the new Local Plan between June and July 2019; residents were encouraged to find out more and give their views across a comprehensive range of Issues and Options.



Artist's impression of Rose Court (currently under construction on the former Hampshire Rose pub site in Highlands Road)

Many respondents felt new homes should be built in an eco-friendly manner and that residents should have sufficient access to green/open space.

## Green space and protected sites

There was strong support for retaining and protecting green space, particularly in the context of new development. Concerns were raised about protecting the coastal areas and rising sea levels. There was a strong desire to protect the Meon Valley against development because of its valued landscape, historical significance and wildlife. In the Western Wards concerns were raised about protecting wildlife habitat and the scenic environment. Spaces identified as valued landscapes were green spaces, coastal areas and open space. Other areas people wanted to see protected included historic areas, parks, and trees.

There was strong support for retaining and protecting green space, particularly in the context of new development.



Concerns about traffic were a constantly recurring theme both in terms of new homes and employment spaces. We understand that many people want to know specific details about potential sites rather than the broad-brush options outlined in the consultation. However, understanding public opinion on the points discussed has allowed the Council to take on board the views of a wide range of interested parties and understand the support for some options over others. All of the points raised have been fed into the Local Plan Supplement, and, in particular, the revised Development Strategy.

You can read the new Local Plan Supplement at [www.fareham.gov.uk/consultation](http://www.fareham.gov.uk/consultation)

## Housing

There was overwhelming support for the development of brownfield sites in urban areas. Respondents were supportive of higher rise developments, up to three or four storeys, in locations with good transport infrastructure, such as a railway station.

Many respondents felt new homes should be built in an eco-friendly manner and that residents should have sufficient access to green/open space. Residents want any new homes to be in keeping with the area. They have concerns that modern homes are too small, not well sound-proofed and built with insufficient parking. They were also concerned about large scale developments because of the infrastructure requirements, and suggested a balance between large and small sites.



4 Fareham Today – Local Plan Special – January 2020

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Fareham Today – Local Plan Special – January 2020 5

# REVISED DEVELOPMENT STRATEGY

Our revised Development Strategy sets out how the Council proposes to meet development needs to 2036. It is underpinned by a number of factors, including landscape, the need to recognise settlement identity and conforming to national policy.

Strategic gaps have long been important in shaping development that has occurred in the Borough. They have an important role in separating settlements and maintaining the distinct identities of towns, villages and urban areas. However, landscape is also an important issue when considering new developments.

In two appeal cases, which the Council successfully defended in 2018, the protection of valuable landscapes was a key deciding factor for the Planning Inspector. The Council has taken note and followed a landscape-led approach to revising its Development Strategy. Landscapes identified as having a distinctive character have helped determine the revised Development Strategy, demonstrating where

large scale development may not be suitable because of the impact on the landscape.

In addition, the Local Plan Supplement contains a policy that recognises the importance of all of the Borough's important landscapes whilst highlighting the areas of special landscape quality.

All councils should be delivering ten per cent of their housing on sites smaller than one hectare. We know that larger developments can be delayed and this can have a serious impact on the number of houses built in a year whereas smaller sites can usually be built relatively quickly.

We are not far off this requirement, so the Council is proposing to introduce a new policy as part of its revised Development Strategy to support small scale development under five dwellings where it is well served by local facilities and does not negatively impact on the existing built form of the area.

The risk of falling behind in delivering new homes is a problem the Council wants to avoid as it would have consequences for the Borough under the new NPPF such as failing the new Housing Delivery Test see opposite.



The risk of falling behind in delivering new homes is a problem the Council wants to avoid as it would have consequences for the Borough...

Our approach is to put a buffer in place so that if planned housing falls behind in some developments, the Council will not fall the Government demands and miss its targets.

Another important element of the revised Development Strategy is the need to co-operate with neighbouring authorities in situations where they cannot meet their housing need. We anticipate this being an issue for Fareham due to the strong probability that Portsmouth City Council and Gosport Borough Council will be unable to accommodate their housing numbers. We are therefore proposing two Strategic Growth Areas where developments could meet the principles of good growth (see pages 16-18).

520

NUMBER OF HOMES  
NEEDING TO BE  
BUILT IN EACH OF  
THE NEXT FIVE  
YEARS

2016

THE LAST TIME  
FAREHAM HAD A  
HOUSING LAND  
SUPPLY EXCEEDING  
FIVE YEARS

...the Local Plan Supplement contains a policy that recognises the importance of all of the Borough's important landscapes...

What is the Housing Delivery Test?

The Housing Delivery Test (HDT) is used to determine whether the required amount of housing has been delivered over the previous three years.

It was introduced by the Government in 2018 and is being phased in over three years. The Council passed the first test in 2018 and is likely to pass the second for houses delivered up until March 2019. However, next year's test will be far more challenging as the pass rate increases. Councils that achieve less than 95 per cent of their housing target will have to produce an action plan to increase housing delivery. Councils that fail the test at 85 per cent or lower, will need to build in a 20 per cent buffer to the SYHLS. In Fareham this would mean over 500 homes would need to be built in each of the next five years.

What is the SYHLS?

When submitting a Local Plan to the Government's Planning Inspector, the Council needs to show where, and how, it plans to meet its housing requirement over a rolling five-year period. This is known as the Five Year Housing Land Supply (SYHLS).

Unfortunately, Fareham has not had a housing land supply exceeding five years since 2016 because of delays to planned development. One of the reasons the Council plans to incorporate an appropriate buffer in its new Local Plan is to mitigate the effects of further delays that may arise in the future.

6 Fareham Today – Local Plan Special – January 2020

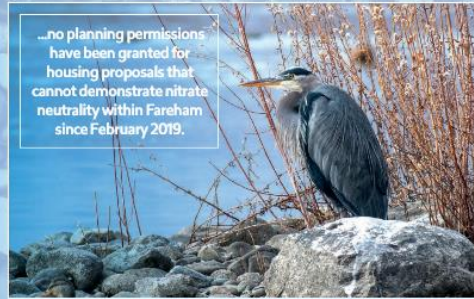
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Fareham Today – Local Plan Special – January 2020 7



# BALANCING WILDLIFE PROTECTION AND NEW DEVELOPMENT



...no planning permissions have been granted for housing proposals that cannot demonstrate nitrate neutrality within Fareham since February 2019.

The Solent is internationally important for its wildlife and has several areas designated as European Protected Sites.

Balancing the need to protect the waders and wildfowl that visit the Solent against new residential developments is an important responsibility for the Council. It is also one that is threatening to prevent the Borough from meeting its Government housing targets.

## Protecting wildlife from harmful development

Natural England is the Government's advisor for nature conservation and a statutory consultee for all planning applications.

In February 2019, Natural England updated its advice to local councils to reflect recent European case law. The result is that for every planning application for new homes, from a single property upwards, the Council must now carry out a Habitat Regulations Assessment (HRA) to decide whether the proposed development will have an adverse effect upon any European Protected Sites (EPS).

If an adverse effect is considered likely, the Council needs to take a view on whether this can be mitigated in some way. It must then consult Natural England on the detail of any proposed mitigation and take account of any advice received in response.



## Why the change in advice?

Natural England stepped up its advice to councils around the Solent in relation to levels of nitrates entering the channel in wastewater from new dwellings.

It says this is likely to have a significant effect upon EPS and the wildlife they support. Natural England advises that developments should be nitrate neutral. This means any development will not result in a net increase to the amount of nitrates entering the Solent.

Natural England has also advised the Council that there is the potential for significant effects from emissions from increased traffic along roads within 200 metres of EPS well beyond the boundaries of Fareham. The Council has commissioned work across the Borough to assess whether this is indeed the case.



## The impact on planning in Fareham

Where developers are not able to demonstrate that their proposals maintain or reduce the levels of nitrates leaving their site, mitigation measures will need to be identified.

As a direct result of the new Natural England advice, no planning permissions have been granted for housing proposals that cannot demonstrate nitrate neutrality within Fareham since February 2019. Wellborne Garden Village was able to demonstrate nitrate neutrality, a position that was supported in consultation with Natural England.

This could have consequences for the Council meeting its Housing Delivery Test (HDT) (see page 7). It is working hard to find a resolution because, by carrying out its legal duties to protect wildlife habitats, it is falling in another to provide for new housing in line with Government targets.

A number of councils within South Hampshire are facing the same issue. Fareham is working with other members of the Partnership for South Hampshire (PSH) to address the issue with the Environment Agency, Natural England, Southern Water, Ministry of Housing, Communities & Local Government (MHCLG) and Department for Environment, Food & Rural Affairs (DEFRA).

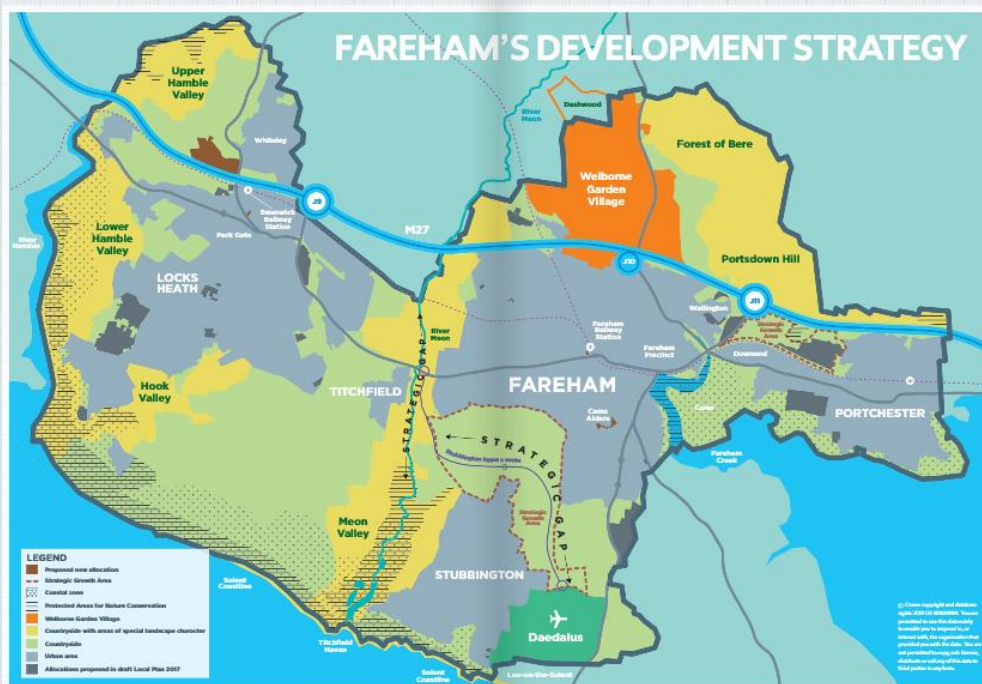
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8 Fareham Today - Local Plan Special - January 2020

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10 Fareham Today - Local Plan Special - January 2020

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Fareham Today - Local Plan Special - January 2020 11





# PROPOSED HOUSING SITES AND POLICIES

A new development of approximately 150 homes is proposed at Rookery Farm. The site is considered suitable for development because of its proximity to Swanwick Railway Station, and pedestrian and cycle routes from the site to Botley Road and the local shops at Park Gate as well as links to Whiteley. The site is currently an aggregates recycling plant and the landowner, Raymond Brown Group, has put the site forward for development.



**150**  
APPROXIMATE  
NUMBER OF  
HOMES PROPOSED  
FOR THE  
ROOKERY FARM  
DEVELOPMENT



**10%**  
PERCENTAGE  
OF HOMES  
THAT SHOULD BE  
DELIVERED ON  
SITES SMALLER  
THAN ONE  
HECTARE



Two other smaller sites are also proposed within this Local Plan consultation: 20 Botley Road in Park Gate and 12 The Avenue in Fareham.

Both are within existing urban areas and close to existing facilities. By supporting these smaller sites, the Council is responding to feedback from the Issues and Options consultation earlier this year, and indeed following advice from Government about including them in the mix. There is also a proposal to allocate a new Sheltered Housing scheme near Cams Aiders that will help meet demand for housing to suit some of our more senior residents.



There is also a proposal to allocate a new Sheltered Housing scheme near Cams Aiders...



**Setting new standards**  
We are also aware that many residents are concerned about the quality of new housing being built in the Borough, especially the feeling that houses are getting smaller and the impact this has on families looking for a new home. For that reason the Council is planning to introduce a policy adjusting the Government's Space Standards for new homes, so that everyone wanting a new home has one fit for their needs.

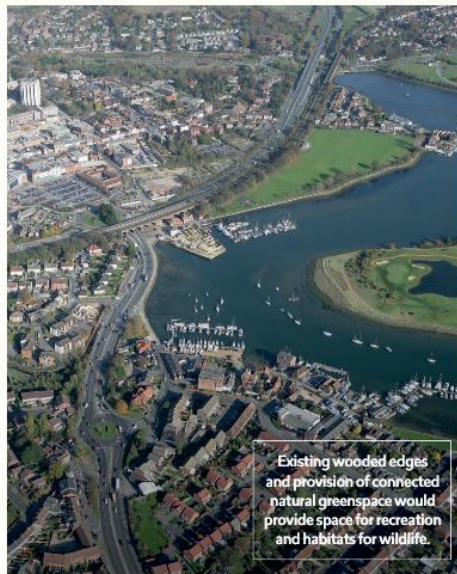
12 Fareham Today - Local Plan Special - January 2020

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Fareham Today - Local Plan Special - January 2020 13

## PLANNING FOR THE FUTURE



Existing wooded edges and provision of connected natural greenspace would provide space for recreation and habitats for wildlife.

Changes in the way the Government requires us to calculate housing need in our Borough have resulted in uncertainty for residents and developers. We want to provide greater clarity beyond the lifetime of the Local Plan which lasts up to 2036.

By identifying two Strategic Growth Areas (SGAs) in Fareham we will be able to plan for longer-term growth, even up to 2050.

These areas are proposed for inclusion in the new Local Plan as the Council will need to prepare to meet housing need across a wider area than just Fareham Borough. Working with neighbouring councils to help them meet unmet housing need in their own areas is something that we have to consider as we develop our Local Plan.

The two areas will also demonstrate how the Council is trying to follow principles of good growth for future development. Our intention is to work with the landowners and promoters in these SGAs, as well as key partners, to develop Council-led masterplans so that they may become areas for development in the future. The two SGAs identified are the land north of Downend and south of Fareham. These were two of the eight areas that we consulted upon in the Issues and Options consultation in the summer of 2019.

The SGA north of Downend would be subject to a masterplan informed by principles of new attractive, sustainable, walkable neighbourhoods well connected to existing settlements and infrastructure, including a safe new crossing at Downend Road bridge. Existing wooded edges and provision of connected natural greenspace would provide space for recreation and habitats for wildlife.

The masterplanning approach for the SGA south of Fareham would be to set out a compelling mix of distinctive residential neighbourhoods benefiting from good connections to existing settlements and infrastructure including the Rapid Transport bus services. The area would continue to provide a sizeable but smaller strategic gap between settlements, with ecological parkland connecting the Alver and Moon valleys.

These areas would deliver a welcome mix of different sized homes that would be available to buy, rent and self-build.



14 Fareham Today - Local Plan Special - January 2020

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Fareham Today - Local Plan Special - January 2020 15



FAREHAM LOCAL PLAN



# WELBORNE

## GARDEN VILLAGE UPDATE



Construction of a new community to the north of Fareham has moved a step closer, after the Council's Planning Committee resolved to grant outline planning permission for Welborne Garden Village.

The plans from Buckland Development Ltd include up to 6,000 new homes with new district and local centres, schools, shops and community facilities.

### Other features of the development:

- major improvements to Junction 10 on the M27 (turning it into an all-moves junction);
- more than 1,000,000 ft<sup>2</sup> of employment space creating around 6,000 new jobs;
- community and health facilities;
- a local pub and hotel;
- one new secondary school, three new primary schools, nursery and pre-schools;
- sports facilities, play areas and allotments;
- 270 acres of natural green space.

This is a hugely important strategic site and should deliver approximately 40 per cent of the housing required within the Fareham Borough between now and 2036. Real progress has been made with the Council's Planning Committee recently giving its approval to the scheme. However, additional greenfield sites will need to be developed for new housing to provide certainty that the new higher Government housing targets can be met.



### What happens next?

A detailed planning agreement between the Council and Buckland Development Ltd will now be finalised over the coming months.

There remains a significant funding gap for work on Junction 10 of the M27. Lobbying for funding from Government will now begin and development will not be able to commence until all the funding is in place.

Images supplied by Buckland Development Ltd.

More information about Welborne can be found on the developer's website at: [www.welbournegardenvillage.co.uk](http://www.welbournegardenvillage.co.uk)

16 Fareham Today - Local Plan Special - January 2020

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Fareham Today - Local Plan Special - January 2020 17



## CLIMATE CHANGE COMMITMENT

The Council's commitment to mitigating the effects of climate change remains as strong as ever.

We are fully aware of the requirements of the legal and policy framework on climate change; furthermore, the Council supports the global, national and local movement to address the effects of climate change, especially when planning future development in Fareham. The impact of climate change should be an underpinning principle in both plan-making and decision-taking.

The Local Plan Supplement includes a strategic policy on climate change, pulling together many of the strands of climate change mitigation identified in the draft Local Plan of 2017.

In the new Local Plan, we will set out everything that new developments will deliver to address climate change, including reducing flood risk, maximising water efficiency and supporting renewable energy production.

Whilst there is no requirement to set a separate carbon emissions reduction target in the Local Plan it will nevertheless contribute to achieving national carbon reduction targets.



16 Fareham Today - Local Plan Special - January 2020

Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

## HAVE YOUR SAY

Your views are really important to us so we've scheduled Community Action Team (CAT) meetings and pop-up exhibitions across the Borough.

You'll find everything relating to our consultation in one place at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

### POP-UP EXHIBITIONS ACROSS THE BOROUGH

Crofton Community Centre (Room 5), Stubbington 20 January from 1:00pm - 3:00pm	Wallingford Village Hall (Small Lower Hall) 6 February from 5:30pm - 7:30pm
Portchester Parish Hall 31 January from 1:30pm - 3:30pm	Fareham Leisure Centre 19 February from 11:00am - 1:00pm
Victory Hall (Bartholomew Room), Warsash 3 February from 1:00pm - 3:00pm	Titchfield Community Centre (Main Room) 24 February from 2:30pm - 4:30pm

### COMMUNITY ACTION TEAM (CAT) MEETINGS

Titchfield Community Centre Friday 24th January   1800-1930	Holy Rood Church, Stubbington Thursday 13th February   1800-1930
Brookfield School, Sarisbury Green Monday 27th January   1800-1930	Cams Hill School, Portchester Monday 17th February   1800-1930
Fareham Community Church, West Street Tuesday 11th February   1800-1930	Exhibitions from 1700-1800 Before each CAT meeting begins

### There are lots of ways to have your say:

Complete a survey online at: [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)  
Write to us: Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ  
Email [localplanconsultations@fareham.gov.uk](mailto:localplanconsultations@fareham.gov.uk)  
Phone us to request a paper survey on 01329 824409  
Paper surveys will also be available from libraries at Fareham, Gosport, Lee-on-the-Solent, Locks Heath, Portchester and Stubbington, and from the Civic Offices.



Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Fareham Today - Local Plan Special - January 2020 19

## Consultation Letter/Statement

4.37

The following letter was sent out to all companies, individuals and organisations who were registered on our Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper copy was posted. This text was also provided in the civic offices and libraries as the statement of consultation:



# FAREHAM

## BOROUGH COUNCIL

### Regulation 18 Local Plan Consultation (13<sup>th</sup> January - 1<sup>st</sup> March 2020)

Fareham Borough Council is launching the next stage of consultation on Draft Fareham Local Plan 2036. The outcomes of the Issues and Options consultation in July 2019 and further technical work has informed the new Supplement to the Draft Local Plan 2036. The Supplement contains a revised Development Strategy, proposals for additional housing sites and new policies on development and the natural environment.

The purpose of a Local Plan, once adopted, is to establish how the Borough will develop up until 2036, how much housing and land for commercial development will be needed and where it will go. Alongside this, Local Plans set out policies to protect and enhancing the natural and built environment, and to deliver the infrastructure needed to support growth. Policies within Local Plans are used to determine planning applications.

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council now invites comments on the supplement during a consultation period from **Monday 13<sup>th</sup> January to Sunday 1<sup>st</sup> March 2020**.

Should you wish to comment on this consultation you can do so by;

- completing a survey either in paper form (paper copies should be available in libraries or at the Council offices),
- completing the survey online at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Alternatively you can write to the Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ, or send an email to - [localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk).

Paper copies of the Draft Local Plan 2036 Supplement and the Special Edition Fareham Today are available to view at the locations listed below. Copies of all supporting evidence documents and the special edition of Fareham Today is available at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation). If you would like to view paper copies of the supporting evidence, please call 01329 824601.

Location	Opening Times
Fareham Borough Council Civic Offices, Civic Way Fareham PO16 7AZ	Monday to Friday 8.45am to 5.15pm
Fareham Library Osborn Road Fareham PO16 7EN	Monday 9am to 7pm Tuesday & Wednesday 9am to 5pm Thursday & Friday 9am to 7pm Saturday 9am to 5pm Sunday - Closed
Portchester Library West Street Portchester PO16 9TX	Monday 9:30am to 7pm Tuesday - Closed Wednesday, Thursday & Friday 9.30am to 5pm Saturday 9.30am to 1pm

	Sunday- Closed
Lockwood Library Lockwood Centre Locks Heath District Centre SO31 6DX	Monday – Closed Tuesday, Wednesday and Friday 9.30am to 5pm Thursday- 9.30am to 7pm Saturday 9.30am to 1pm Sunday- closed
Stubbington Library Stubbington Lane Stubbington PO14 2PP	Monday 9am to 7pm Tuesday 9am to 5pm Wednesday – Closed Thursday & Friday 9am to 5pm Sat 9.30am-1pm Sunday- close

The Council will be holding exhibitions and Community Action Team (CAT) meetings during January and February at which residents can find out more about the review of the Borough's Local Plan.

The CAT meetings are open to all and will run from 18:00-19:30 as follows:

Friday 24 <sup>th</sup> January	The Garage Room, Titchfield Community Centre, PO14 4AB
Monday 27 <sup>th</sup> January	Brookfield School, Sarisbury Green, SO31 7DU
Tuesday 11 <sup>th</sup> February	Fareham Community Church, Upper Hall, 171 West Street, PO16 0EF
Thursday 13 <sup>th</sup> February	Holy Rood Church, Stubbington, PO14 2AS
Monday 17 <sup>th</sup> February	Cams Hills School, Portchester, PO16 8AH

There will be an exhibition before each CAT meeting from 17:00-18:00 where members of the Planning Strategy team will be available to provide more information and answer any queries.

In addition, officers of the Council will be available at a number of 'pop-up' exhibitions throughout the Borough during the consultation. Please see below the following dates, times and locations:

Monday 20 <sup>th</sup> January	Crofton Community Centre (Room 5), Stubbington PO14 2PP	13:00-15:00
Friday 31 <sup>st</sup> January	Portchester Parish Hall, Portchester, PO16 9PY	13:30-15:30
Monday 3 <sup>rd</sup> February	Victory Hall (Bartholomew Room), Warsash SO31 9HW	13:00-15:00
Thursday 6 <sup>th</sup> February	Wallington Village Hall (Small Lower Hall), Broadcut, PO16 8ST	17:30-19:30
Wednesday 19 <sup>th</sup> February	Fareham Leisure Centre, Park Lane PO16 7JU	1100-1300
Monday 24 <sup>th</sup> February	Titchfield Community Centre (Meon Room) PO14 4AB	1430-1630

If you have any queries about the consultation you can phone the Consultation Team on 01329 824409 or email [localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk)

If you have any queries about the Local Plan, please contact the Council's Planning Strategy Team on 01329 824601.

#### *List of people/organisations invited to make comment and the methods of engagement*

4.38

Stakeholder Group	Consultation and engagement methods used
Local Residents and Business/General Public	<ul style="list-style-type: none"> <li>Online information and survey on Council website</li> <li>Press releases</li> <li>Publication of Fareham Today magazine online and in print (sent to households and available in libraries)</li> <li>Staffed pop-up exhibitions held throughout the Borough</li> <li>Community Action Team meetings held throughout the Borough</li> </ul>

	<ul style="list-style-type: none"> <li>Email or letter updates sent to Local Plan Consultation Database</li> <li>Social Media posts</li> </ul>
*Statutory Consultees	<ul style="list-style-type: none"> <li>Email or letter updates</li> <li>Written responses</li> </ul>
*Neighbouring boroughs and other local authorities affected by Fareham's Local Plan	<ul style="list-style-type: none"> <li>Individual and group meetings</li> <li>Email or letter updates</li> <li>Written responses</li> </ul>
*Infrastructure and service providers	<ul style="list-style-type: none"> <li>Individual and group meetings</li> <li>Email or letter updates</li> <li>Written responses</li> </ul>

A list of specific consultees can be found on page 13.

### Press Release

4.39 The following press release was issued on 13<sup>th</sup> January 2020:

## FAREHAM BOROUGH COUNCIL

### Press Release

13 January 2020

Have your say on our strategy for future development in Fareham

Fareham Borough Council is inviting residents to have their say on future development across the Borough by taking part in a consultation on the new Local Plan which is open until midnight on Sunday 1 March.

A Local Plan Supplement document has been developed following the Issues and Options consultation held last summer and sets out how the Council proposes meeting new national housing targets, identifying a small number of new housing sites and policies, as well as potential areas for strategic growth.

Residents can attend one of five Community Action Team (CAT) meetings where there will be an opportunity to find out more about the proposals or attend one of the various exhibitions taking place across the Borough.

CAT meetings will be held from 6pm until 7.30pm as follows:

- Friday 24 January – The Garage Room, Titchfield Community Centre.
- Monday 27 January – Brookfield Community School, Sarsbury Green.
- Tuesday 11 February – Fareham Community Church, (Upper Hall) 171 – 173 West Street.
- Thursday 13 February – Holy Rood Church, Stubbington.
- Monday 17 February – Camis Hills School, Portchester.

Exhibitions will take place from 5pm to 6pm prior to each CAT meeting.

If you are unable to make any of our CAT meetings there will also be a number of pop-up exhibitions at venues across the Borough from 20 January through to 24 February as follows:

- Crofton Community Centre (Room 5), Stubbington - 20 January from 1:00pm – 3:00pm
- Portchester Parish Hall - 31 January from 1:30pm – 3:30pm
- Victory Hall (Bartholomew Room), Warsash - 3 February from 1:00pm – 3:00pm
- Wallington Village Hall (Small Lower Hall) - 6 February from 5:30pm – 7:30pm
- Fareham Leisure Centre - 19 February from 11:00am – 1:00pm
- Titchfield Community Centre (Meon Room) - 24 February from 2:30pm – 4:30pm

*Cllr Keith Evans, Executive Member for Planning and Development, said: 'I would urge residents to review the Local Plan Supplement as it provides detail on additional areas being put forward for development so we can meet the Government's new housing figures.'*

Visit [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation) to view the Local Plan Supplement or take part in the survey by Sunday 1st March. Paper surveys are also available from libraries at Fareham, Locks Heath, Portchester and Stubbington, and from the Civic Offices.

**Community Action Team (CAT) meetings**

Titchfield Community Centre	Friday 24th January 1800-1930
Brookfield School Sarsbury Green	Monday 27th January 1800-1900
Fareham Community Church, West Street	Tuesday 11th February 1800-1900
Holy Rood Church, Stubbington	Thursday 13th February 1800-1900
Camis Hills School, Portchester	Monday 17th February 1800-1900

\*If you cannot attend any of these meetings, please visit one of the pop-up exhibitions being held prior to each CAT meeting (1800-1900).  
\*If you are unable to attend any of our CAT meetings, please visit one of the pop-up exhibitions being held prior to each CAT meeting (1800-1900).  
\*Check our pop-up exhibition dates, visit our Local Plan Consultation Supplement and complete our online survey at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation).  
\*If you have any queries, please contact the Local Plan team on 01492 544444 or email [localplan@fareham.gov.uk](mailto:localplan@fareham.gov.uk).

**FAREHAM**  
BOROUGH COUNCIL

Have your say on future development in Fareham  
Download high resolution (170.11 KB, 86dpi)

END



### *Document Availability*

4.40 During the consultation period, the following documents were made available for public consultation:

- Draft Local Plan Supplement
- Interim Sustainability Appraisal
- Strategic Housing and Employment Land Availability Assessment
- Infrastructure Delivery Plan
- Interim Transport Modelling Outputs
- Employment Study
- Viability Study
- Representations form

Electronic copies of the documents were made available for viewing online on the Council's website at:

<http://www.fareham.gov.uk/planning/localplanconsultation.aspx>

In addition, hard copies of all documents were also made available for viewing at the Civic Offices (at the normal opening times) and key documents in the libraries as set out in the consultation letter/statement.

### *Community Action Team Meetings and Local Plan Exhibitions*

4.41 Community Action Team (CAT) meetings which focussed on the Fareham Local Plan supplement were held at venues throughout Fareham as detailed below, all meetings took place from 6-7.30pm:

CAT Meetings	Date	Approximate Attendance Numbers
The Garage Room, Titchfield Community Centre, PO14 4AB	Fri 24 January	60
Brookfield Community School, Sarisbury Green, SO31 7DU	Mon 27 January	40
Fareham Community Church, 171-173 West Street, PO16 0EF	Tues 11 February	50
Holy Rood Church, Stubbington, PO14 2AS	Thurs 13 February	60
Cams Hill School, Portchester, PO16 8AH	Mon 17 February	45
1st Sarisbury Green Scouts Hall, Botley Road, SO31 1ZJ (3pm)	Thurs 20 February	110
1st Sarisbury Green Scouts Hall, Botley Road, SO31 1ZJ (6pm)	Thurs 20 February	

4.42 At each meeting the Executive Leader of the Council and the Planning Strategy Manager gave presentations on the progress of the Local Plan and the Supplement document and Consultation. These were followed by an opportunity for questions from the audience. The CAT meetings also included an opportunity to view exhibition displays from 5-6pm and Planning Strategy Officers were present to answer questions and guide people through the proposals. Information banners, paper surveys, consultation documents and maps were made available.

4.43 The presentation given by the Executive is set out below:

# What is the Local Plan?

Every council has a Local Plan which it uses to:

- Allocate space for future development
- Plan for facilities and infrastructure
- Protect natural environment and green spaces



**FAREHAM**  
BOROUGH COUNCIL

## Why are we consulting again?

Following the draft Local Plan consultation in 2017 the National Planning Policy Framework changed:

- Fareham's new housing requirement became 520+ new homes each year and
- An obligation to help other areas exists



**FAREHAM**  
BOROUGH COUNCIL

## 'Issues & Options' consultation 2019

- 273 residents attended five Community Action Team meetings
- 140 people attended exhibitions
- 487 residents completed surveys
- 1600 individual comments received
- 79 responses from statutory bodies, developers and neighbouring authorities



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BOROUGH COUNCIL

# Feedback

- Strong views on what types of housing to build; the future of retail and leisure space; roads and transport; infrastructure capacity
- Strong support for preserving distinct communities; protecting landscape for health, well-being and wildlife; environmental concerns
- Range of views about which locations could support new further development



## FAREHAM BOROUGH COUNCIL

### What factors have shaped our proposals?

- Maintain the character of our distinct communities
- Preserve our valued landscapes, natural environment and wildlife
- Minimise environmental impact and address climate change
- The concerns about and the capacity of infrastructure e.g health & schools to meet additional population
- The ambition to encourage green transport and more active travel modes
- Meet our housing need and encourage diversity through a mix of sites

## FAREHAM BOROUGH COUNCIL

### Designated webpage

You will find all the documents, information, and the online survey at

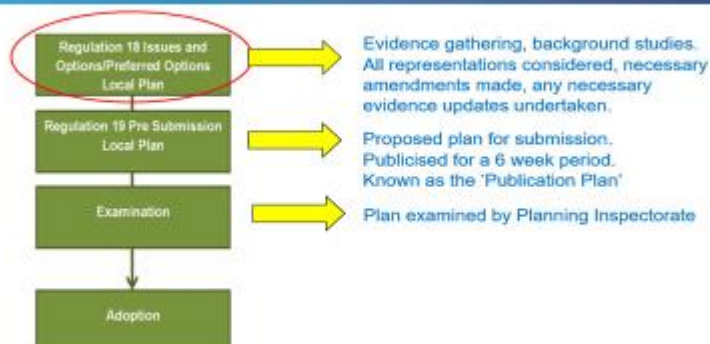
[www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)



## FAREHAM BOROUGH COUNCIL



# The Local Plan Process



**FAREHAM**  
BOROUGH COUNCIL

## Draft Local Plan 2036 Review

**October 2017** Regulation 18 consultation began

- Over 2,500 responses were received

**July 2018** Government introduced new methodology in NPPF

- Resulted in higher housing need for Fareham
- The Plan under development would not have met the new criteria
- Council commenced a review of the Draft Local Plan 2036 to address the increase in housing requirement

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## Issues and Options consultation

**Summer 2019** The Council undertook a new Reg 18 Issues and Options consultation - feedback showed:

- Support for introducing space standards
- Mixed response on large vs small developments
- Concern about infrastructure delivery
- Support for brownfield over greenfield
- Higher density at transport nodes, 3-4 storeys
- Valued landscapes – green/open space, coastal areas



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BOROUGH COUNCIL

# Feedback on future growth

Good growth means encouraging:

- quality of life;
- environmental gain;
- opportunities for reduced energy demand and waste production;
- open space and leisure opportunities;
- healthy and active lifestyles, active forms of travel;

Whilst valuing natural and historic environments and respecting environmental protections.

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## Three Government changes

Higher annual housing need for Fareham

- 420-520 dwellings per annum

Greater scrutiny on delivery

- Diversity in the housing supply
- Delivery contingency/buffer

Duty to co-operate for unmet need

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BOROUGH COUNCIL

## Housing requirement

Fareham Annual Housing Need (current data)	520
Plan Period (2020-2036)	16 years
Total Fareham Need	8,320
Plus Buffer of 10-15%	832- 1,248
Total Fareham Need plus Buffer	9,152 – 9, 568
Plus unmet need	To be determined
Total Local Plan Housing requirement	To be determined

**FAREHAM**  
BOROUGH COUNCIL

# Approach to housing supply

Supply includes:

- Windfall assumptions approx. 70 homes a year
- Draft Local Plan allocations (plus new deliverable proposals)
- Sites with outline planning permissions / resolutions to grant
- Welborne - continue to review housing trajectory

Broad match between housing allocations and Fareham housing need suggests a 10-15% buffer is required

Ongoing work to finalise the supply before the Publication plan

## FAREHAM BOROUGH COUNCIL Revised Development Strategy

Important factors have helped shape the spatial strategy:

- Landscape quality
- Settlement coalescence
- Climate change, flood zones and coastal management areas
- Protected areas for nature conservation and recreational purposes
- Sustainability and accessibility to services
- Close to transport corridors



## FAREHAM BOROUGH COUNCIL Landscape quality proposals

Valued landscapes were highlighted in recent appeal decisions

Re-instate areas of 'special landscape quality' – major development will be deemed inappropriate – unless proposals can maintain landscape character



## FAREHAM BOROUGH COUNCIL

## Strategic gaps

There are currently two strategic gaps in the Borough:

- Meon Valley
- Land between Fareham and Stubbington

The gaps provide:

- An important function to maintain settlement identity
- Dual role of protecting landscape quality

The Council proposes to retain & re-purpose the policy to focus on protecting settlement identity & ensure boundaries are consistent with this

FAREHAM  
BOROUGH COUNCIL

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There are currently two strategic gaps in the Borough:

- Meon Valley
- Land between Fareham and Stubbington

The gaps provide:

- An important function to maintain settlement identity
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FAREHAM  
BOROUGH COUNCIL

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Total Fareham Need plus Buffer	9,152 – 9, 568
Plus unmet need	To be determined
Total Local Plan Housing requirement	To be determined

FAREHAM  
BOROUGH COUNCIL



# Strategic Growth Areas (SGAs)

- Provide opportunities to address unmet need
- Consulting now gives residents some certainty and control as Local Plan develops
- These are **NOT** proposed allocations
- They could play a role in unmet need or longer term housing delivery recognising the need for Local Plan review
- The approach presents an opportunity for holistic 'council-led' master planning
- A proposed policy linking applications to masterplan

## FAREHAM BOROUGH COUNCIL

### SGA: North of Downend

One of 8 areas for growth consulted upon in July 2019

- Distinctive neighbourhoods but well related to existing settlements
- Transport links including multi-modal links to Rapid Transit network
- Network of interconnected natural greenspace with a variety of habitats and biodiversity



## FAREHAM BOROUGH COUNCIL

### SGA: South of Fareham

One of 8 areas for growth consulted upon in July 2019

- 3 main land holdings
- Retention of strategic gap
- Residential development plus social infrastructure (leisure hub, green space, ecological parkland, health centre)
- Mitigation opportunities - Brent Geese & Waders and Nitrogen offsetting
- Links to existing Eclipse bus way



## FAREHAM BOROUGH COUNCIL

## Proposed new policies

### Housing

- Space standards
- Promoting small scale development to help diversify the supply
- Continuing to protect the Council in case of no 5YHLS

### Climate change

- Over-arching policy including flood risk, biodiversity net gain, water efficiency and supporting renewable energy

### Managing Flood Risk and SuDS

### Tree protection policy

### Air Quality Policy

- Including Air Quality Assessments and provision of EV charging points

**FAREHAM**  
BOROUGH COUNCIL

## Have Your Say

- Reg 18 consultation from 13<sup>th</sup> January to 1<sup>st</sup> March (6 weeks +)
- To comment on the 'Draft Local Plan 2036 Supplement' Technical Planning Document you need to submit an online (or paper) survey
- Information-giving events 5 x CAT meetings and 6 exhibitions
- Special edition of Fareham Today posted to every address in the Borough and available in libraries and Civic Offices
- Results of this consultation will feed into the Publication Plan

**FAREHAM**  
BOROUGH COUNCIL

## Supporting Documentation

A number of evidence documents support this consultation:

- Infrastructure Delivery Plan (IDP)
- Viability study for the Local Plan
- Sustainability Appraisal of new sites
- Employment study
- Interim Transport Modelling Outputs
- Strategic Housing and Employment Land Availability Assessment (SHELAA)

These documents have been updated since the draft Local Plan consultation in 2017 and are considered of relevance to this consultation.

**FAREHAM**  
BOROUGH COUNCIL

## Next Steps

Outcomes of this consultation will be combined with the 2017 version of the Draft Local Plan 2036

Complete draft of the new Local Plan, known as the **Publication plan**.

Publication Plan will undergo a further round of consultation next spring/summer as the new Local Plan that the Council proposes to submit to Government.



**FAREHAM**  
BOROUGH COUNCIL

- 4.44 A series of pop-up exhibitions were held at venues around the Borough where residents could view the consultation banners, ask more detailed questions of planning officers and submit comments.

- 4.45 The following table sets out the venues, dates and attendance numbers for the exhibitions:

Exhibitions	Date	Time	Approximate Attendance Numbers
Crofton Community Centre, Stubbington, PO14 2PP	Mon 20 January	13:00 - 15:00	20
Parish Hall, Assheton Court, Portchester, PO16 9PY	Fri 31 January	13:30 - 15:30	50
Victory Hall, 27 Warsash Road, Warsash, SO31 9HW	Mon 3 February	13:00 - 15:00	50
Wallington Village Hall, Broadcut, PO16 8ST	Thurs 6 February	17:30 - 19:30	40
Fareham Leisure Centre, Park Lane, PO16 7JU	Wed 19 February	11:00 - 13:00	30
Titchfield Community Centre, Mill Street, PO14 4AB	Mon 24 February	14:30 - 16:30	30

- 4.46 The consultation banners which were displayed at the exhibitions are set out on the following pages:



Our Supplement to the Local Plan balances residents' views with our requirement to meet Government-set housing need

**We want to:**

Maintain the character of our distinct communities	Preserve our cherished landscapes, natural environment and wildlife
Minimise environmental impact and address climate change	Manage congestion and encourage green and healthy travel
Work with partners to increase infrastructure eg health & schools	Meet our housing need and encourage diversity in the mix of sites



- Complete our online survey by March 1st at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)
- Call for a paper copy on 01329 824409 or email [localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk)

**FAREHAM**  
BOROUGH COUNCIL



We will develop Council-led masterplans for two new strategic growth areas so we can continue to manage and control development beyond 2036



Three additional housing allocations sites



**FAREHAM**  
BOROUGH COUNCIL





#### Four additional housing policies

- SMALL SCALE DEVELOPMENT
- FIVE YEAR HOUSING LAND SUPPLY
- INTERNAL SPACE
- SHELTERED HOUSING AT CAMS ALDERS



#### Five new policies to protect the Natural Environment

- AIR QUALITY
- CLIMATE CHANGE
- FLOODING & DRAINAGE
- AREAS OF SPECIAL LANDSCAPE QUALITY
- TREES, WOODLAND & HEDGEROWS



**FAREHAM**  
BOROUGH COUNCIL

#### *Methods of Response*

- 4.47 The Council encouraged comments to be made online via the Draft Local Plan Consultation webpage, at <http://www.fareham.gov.uk/planning/localplanconsultation.aspx>, where an on-line survey was available for completion. The Council also provided an option of submitting representations by completing a paper copy of the survey which were available on request, from the Civic Offices

and libraries or could be picked up at any of the public exhibitions or CAT meetings.

Representations could also be made in writing to the Planning Strategy Team or by email to [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk).

#### 4.48 The survey is set out below:



##### Why are we asking?

In 2017, shortly after the Council had asked for your views on the Draft Local Plan, the Government increased Fareham's housing requirement to a minimum of 520 new houses each year.

In order to plan for this new requirement the Council consulted on a number of issues and options in July 2019 and used this to inform the proposals which we are consulting on here.

Following this latest consultation, the Council will incorporate the outcomes with the 2017 draft plan to create an updated Local Plan which we will bring back to residents and partners prior to submission to the Government in Autumn 2020.

A special edition of the Council magazine, Fareham Today, has been created as a companion to the Supplement, outlining the additional policies and sites that the Council is proposing. This will be delivered to homes and businesses in the Borough by the end of January 2020. It is also available online alongside the Supplement itself and associated documents which can be found at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

##### How can I give my views?

We would like your views on the proposals. You can do this by completing this survey by 1st March 2020.

If your comments do not fit into the boxes, please attach more pages making sure to provide the question number you are commenting on.

##### What happens to my views?

We ask the views of residents to help us understand local priorities and inform our planning. Individual comments will not be published and will not be attributable to an individual in the reporting of the consultation. Further information about how we manage your data can be found in the next section or by viewing the Council Privacy Statement at [www.fareham.gov.uk/privacy.aspx](http://www.fareham.gov.uk/privacy.aspx)



##### A bit about you

- Q1 Please enter your contact details below. These will not be published or used for any purpose, other than to understand your location and to help the analysis of the survey. It ensures local residents views are given proper consideration. If you would prefer, you can just leave the first 5 characters of your postcode, which anonymises your response. We do require this minimum level of information to incorporate your views. This information will only be kept until the Local Plan is adopted.

Name	<input type="text"/>
Organisation/ Company (if any)	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town	<input type="text"/>
Postcode (First 5 characters only)	<input type="text"/>

No comments will be attributable to an individual in the reporting of the consultation. To find out how the Council manage your data more information is available at [www.fareham.gov.uk/privacy.aspx](http://www.fareham.gov.uk/privacy.aspx)

## Development Strategy



### LEGEND

- Proposed new allocation
- Strategic Growth Area
- Coastal zone
- Protected Areas for Nature Conservation
- Welborne Garden Village
- Countryside with areas of special landscape character
- Countryside
- Urban area
- Allocations proposed in draft Local Plan 2017

We listened to the feedback from the Issues and Options consultation and have balanced the priorities of residents with the requirement to meet the housing need set by the Government.

We want to:

- Maintain the character of our distinct communities
- Preserve our valued landscapes, natural environment and wildlife
- Minimise environmental impact and address climate change
- Manage congestion and encourage green and healthy travel
- Work with partners to increase the capacity of infrastructure e.g health & schools
- Meet our housing need and encourage diversity through a mix of sites

### We call this approach 'Good Growth'

In practice this means allowing development that meets the criteria to reduce energy demand and waste production; provide and protect open spaces and leisure opportunities; reduce reliance on cars and improve air quality.

Q2 Given that the Council must meet the requirement for additional housing, to what extent do you agree with the Council's definition of 'Good growth'?

- ☐ Strongly Agree
 ☐ Agree
 ☐ Neither Agree nor Disagree
 ☐ Disagree
 ☐ Strongly Disagree

### Approach to Development Planning

The driving force behind this proposed development strategy is the need to find suitable, available and achievable sites in order to meet our Government-set housing need.

Our approach in Fareham is to have a robust, plan-led development strategy that:

- Provides certainty to residents and businesses
- Enables us to deter speculative, unsuitable and unsustainable development
- Allows us to work strategically with neighbouring local authorities and manage housing need across the area
- Provides sufficient contingency to avoid losing control of development should sites fail to deliver in the timeframe

Q3 To what extent do you agree with this overall approach to development?

- ☐ Strongly Agree
 ☐ Agree
 ☐ Neither Agree nor Disagree
 ☐ Disagree
 ☐ Strongly Disagree

#### Specific Housing Allocation Sites

In addition to the sites consulted on in 2017, the Council has identified three specific additional sites that are suitable for residential development subject to a number of conditions. All development sites are assessed through a rigorous process and reported in the [Strategic Housing and Employment Land Availability Assessment \(SHELAA\)](#) in the Evidence section.

Q4 Which specific site allocation would you like to comment on?

- ☐ Rookery Farm, Sarisbury  
☐ 1-2 The Avenue, Fareham Town Centre  
☐ 20 Botley Road, Park Gate

Q5 Is your response to the proposal for the housing site overall:

- ☐ Positive (Go to Q7)  
☐ Neutral (Go to Q7)  
☐ Negative (Go to Q6)

Q6 The themes below are taken from previous consultations. You can [tick up to three](#) of these if they match your concerns. You are able to add your own theme through the 'Other' option and will have an opportunity to comment more fully in a later section.

- ☐ Transport infrastructure (roads, traffic, public transport)  
☐ Service infrastructure (health, schools etc)  
☐ Impact on wildlife & loss of natural habitat  
☐ Environmental impact (air quality, flood risk etc)  
☐ Maintaining rural or coastal landscape  
☐ Preserving way of life of our community  
☐ Wellbeing & health of the population  
☐ Other

Please state in a few words the theme of your concern:

Q7 Are there any specific comments about this site you wish to make?

- ☐ Yes  
☐ No

Please provide your comments below:

#### Specific Housing Allocation Sites

In addition to the sites consulted on in 2017, the Council has identified three specific additional sites that are suitable for residential development subject to a number of conditions. All development sites are assessed through a rigorous process and reported in the [Strategic Housing and Employment Land Availability Assessment \(SHELAA\)](#) in the Evidence section.

Q8 Which specific site allocation would you like to comment on?

- ☐ Rookery Farm, Sarisbury  
☐ 1-2 The Avenue, Fareham Town Centre  
☐ 20 Botley Road, Park Gate

Q9 Is your response to the proposal for the housing site overall:

- ☐ Positive (Go to Q11)  
☐ Neutral (Go to Q11)  
☐ Negative (Go to Q10)

Q10 The themes below are taken from previous consultations. You can [tick up to three](#) of these if they match your concerns. You are able to add your own theme through the 'Other' option and will have an opportunity to comment more fully in a later section.

- ☐ Transport infrastructure (roads, traffic, public transport)  
☐ Service infrastructure (health, schools etc)  
☐ Impact on wildlife & loss of natural habitat  
☐ Environmental impact (air quality, flood risk etc)  
☐ Maintaining rural or coastal landscape  
☐ Preserving way of life of our community  
☐ Wellbeing & health of the population  
☐ Other

Please state in a few words the theme of your concern:

Q11 Are there any specific comments about this site you wish to make?

- ☐ Yes  
☐ No

Please provide your comments below:



### Specific Housing Allocation Sites

In addition to the sites consulted on in 2017, the Council has identified three specific additional sites that are suitable for residential development subject to a number of conditions. All development sites are assessed through a rigorous process and reported in the Strategic Housing and Employment Land Availability Assessment (SHELAA) in the Evidence section.

Q12 Which specific site allocation would you like to comment on?

- ☐ Rookery Farm, Sarisbury
- ☐ 1-2 The Avenue, Fareham Town Centre
- ☐ 20 Botley Road, Park Gate

Q13 Is your response to the proposal for the housing site overall:

- ☐ Positive (Go to Q15)
- ☐ Neutral (Go to Q15)
- ☐ Negative (Go to Q14)

Q14 The themes below are taken from previous consultations. You can [tick up to three](#) of these if they match your concerns. You are able to add your own theme through the 'Other' option and will have an opportunity to comment more fully in a later section.

- ☐ Transport infrastructure (roads, traffic, public transport)
- ☐ Service infrastructure (health, schools etc)
- ☐ Impact on wildlife & loss of natural habitat
- ☐ Environmental impact (air quality, flood risk etc)
- ☐ Maintaining rural or coastal landscape
- ☐ Preserving way of life of our community
- ☐ Wellbeing & health of the population
- ☐ Other

Please state in a few words the theme of your concern:

Q15 Are there any specific comments about this site you wish to make?

- ☐ Yes
- ☐ No

Please provide your comments below:

### Principle of Strategic Growth Areas

The Council believes that a master planning approach to development is the best way to provide certainty to residents and businesses for the medium and long-term future.

#### Planning for growth up to 2036 and beyond

To this end, two Strategic Growth Areas have been identified. These areas show the broad shape of development that the Council believes will be necessary in order to meet the future demands for housing, even beyond 2036. There is also potential for these sites to help deliver unmet need from neighbouring authorities should we be required to help.

#### Master planning approach

Rather than reacting to speculative planning applications across the Borough, taking a Council-led master planning approach allows us to take control of the process and ensure there is sufficient capacity to support this growth in terms of transport, health, education and other infrastructure. The two Strategic Growth Areas identified are North of Downend and South of Fareham.

We know that both areas are valued for their open countryside, and this would underpin the future masterplanning for both areas. The goal would be to set out distinctive residential neighbourhoods that are well connected to existing settlements and infrastructure, yet retain the important open character of their locations.

### Strategic Growth Areas

Any development proposals in the Strategic Growth Areas would have to come forward in conjunction with the Council-led masterplan for the area, reducing the number of speculative applications across the whole borough and allowing the Council to manage development in a systematic way.

Policy: Strategic Growth Area



Any development proposals in the Strategic Growth Areas should come forward in conjunction with a masterplan for the area, that reflects the principles of the Local Plan, developed by all relevant landowners, to ensure that comprehensive development can be achieved.

Proposals will not be permitted which would prejudice the delivery of a comprehensive development in advance of a robust masterplanning process.

Q16 There will be an opportunity to comment on each area separately, but for now:

In terms of the general masterplanning approach to Strategic Growth Areas would you say

- ☐ I agree with this approach (Go to Q18)
- ☐ I agree with this approach but I have some concerns (Go to Q17)
- ☐ I neither agree nor disagree with this approach (Go to Q18)
- ☐ I do not agree with this approach (Go to Q17)

Q17 The themes below are taken from previous consultations. You can [tick up to three](#) of these if they match your concerns. You are able to add your own theme through the 'Other' option and will have an opportunity to comment more fully in a later section.

- ☐ Transport infrastructure (Roads, traffic, public transport)
- ☐ Service infrastructure (health, schools etc)
- ☐ Impact on wildlife & loss of natural habitat
- ☐ Environmental impact (air quality, flood risk etc)
- ☐ Maintaining rural or coastal landscape
- ☐ Preserving way of life of our community
- ☐ Wellbeing & health of the population
- ☐ Other

Please state in a few words the theme of your concern:

## Strategic Growth Area - North of Downend



## Summary

Development of a Council-led area wide masterplan North of Downend will be informed by the principles of good growth and the key concerns of residents. New homes will need to be built for people to live, within attractive, sustainable, walkable and safe neighbourhoods, well related to existing settlements and infrastructure and where new local facilities can be delivered.

Developers will have to produce a transport assessment and strategy, together with infrastructure delivery plan and deliver a safe new crossing at Downend Road bridge. The developments would need to provide high quality pedestrian and cycle links to the A27 Rapid Transit bus services connecting Fareham Town Centre and railway station, Portsmouth, Portsmouth and local employment hubs. As well as retaining existing Public Rights of Way it should provide a network of footpaths, cycleways and bridleways that link new and existing communities and facilities, and act as a recreational resource to promote health and wellbeing.

It will be important for the proposals to fit with the existing local settlement and respect the rural landscape through the maintenance and extension of existing wooded edges and provision of connected natural greenspace.

Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure:

- Off-site highway improvement and mitigations works; and
- Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
- Open space including sports provision.

Q18 Is your response to the proposal for a strategic growth area north of Downend overall:

- ☐ Positive (Go to Q19)  
☐ Neutral (Go to Q19)  
☐ Negative (Go to Q20)

Please provide your comments below:

Q19

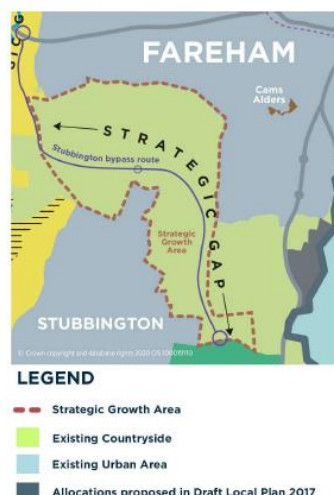
Q20 Please note that the Council has to meet the planning criteria under the National Planning Policy Framework and will be tested under the rules set out in the Town & Country Planning Act 2012. It is not enough to object to development in principle and objections can only be sustained according to certain criteria. It is the quality of the objection not the number of objections that the inspectorate considers.

Is your opinion that:

- ☐ There are other reasonable alternatives  
☐ It is not based on evidence  
☐ It is not consistent with national policy (National Planning Policy Framework)  
☐ It is not deliverable in terms of timeframes or because of cross boundary issues  
☐ It does not take into account the areas needs and those of its neighbouring authorities as determined by government  
☐ Other

Please explain your answer below:

## Strategic Growth Area - South of Fareham



## Summary

Development of a Council-led area wide masterplan South of Fareham will be informed by the principles of good growth and the key concerns of residents. New homes will need to be built for people to live within attractive, sustainable, walkable and safe neighbourhoods, well related to existing settlements and infrastructure and where new local facilities can be delivered.

The settlements of Fareham and Stubbington will continue to be separated with a strategic gap between the settlements. Any developments must provide a mix of different sized homes available to buy, rent, self-build and must include provision for the elderly and those needing care.

New homes will need to be built for people to live within attractive, sustainable, and safe neighbourhoods, well related to existing settlements and infrastructure, so residents can easily walk to local shops, cafes, community spaces, sports, recreation and health facilities.

The development must have links with Rapid Transit bus services connecting to Fareham Town Centre, the railway station, other settlement centres and local employment hubs, supported by a transport assessment and strategy, together with an infrastructure delivery plan. As well as retaining existing Public Rights of Way there will be an Ecological Managed Parkland to create a major Green Infrastructure resource that will connect the Alver and Meon valleys through a variety of linked habitats and biodiversity. It will provide opportunities for health, recreation, learning, movement and wildlife.

Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure:

- Off-site highway improvement and mitigations works; and
- Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
- Open space including provision of a sports pitch hub and associated facilities.

Q21 Is your response to the proposal for a strategic growth area South of Fareham overall:

- ☐ Positive (Go to Q22)
- ☐ Neutral (Go to Q22)
- ☐ Negative (Go to Q23)

Q22 Please provide your comments below:

Q23 Please note that the Council has to meet the planning criteria under the NPPF and will be tested under the rules set out in the Town & Country Planning Act 2012. It is not enough to object to development in principle and objections can only be sustained according to certain criteria. It is the quality of the objection not the number of objections that the inspectorate considers.

Is your opinion that:

- ☐ There are other reasonable alternatives
- ☐ It is not based on evidence
- ☐ It is not consistent with national policy (National Planning Policy Framework)
- ☐ It is not deliverable in terms of timeframes or because of cross boundary issues
- ☐ It does not take into account the areas needs and those of its neighbouring authorities as determined by government
- ☐ Other

Please explain your answer below:




### Additional Housing Policies

It is the role of the Council as the Planning Authority to ensure there is a rolling supply of land available to meet the housing need. We can use our role positively to ensure that all new developments achieve the principles of good growth, meet strict conditions and high standards. In this section we set out four additional housing policies to achieve this.

#### Five Year Housing Land Supply policy

When submitting a Local Plan to the Government's Planning Inspector, the Council needs to show where, and how, it plans to meet its housing requirement over a rolling five-year period, known as the Five Year Housing Land Supply. It is crucial for the Council to have a policy in place to control what applications might be allowed if it cannot meet its five-year land supply target, so we can still set the parameters for shortfall applications and deter speculative applications that do not meet the overall housing strategy.



**Policy: Five-Year Housing Land Supply**

Where it can be demonstrated that the Council does not have a five-year supply of land for housing against the requirements set out in the Local Plan, additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- The proposal is relative in scale to the demonstrated five-year housing land supply shortfall;
- The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;
- The proposal is sensitively designed to reflect the landscape character and setting of the settlement and to minimise any adverse impact on the countryside and, if relevant, the Strategic Gaps;
- It can be demonstrated that the proposal is deliverable in the short term, and the proposal would not have any unacceptable environmental, amenity or traffic implications.

Q24 In principle would you say:


- ☐ I agree with this approach
- ☐ I agree with this approach but I have some concerns
- ☐ I do not agree with this approach
- ☐ I don't know

Q25 Please provide any specific comments about this policy you wish to make below:

#### Small scale development policy

The Government recommends that all councils should be delivering ten per cent of their housing on sites smaller than one hectare. The Council has added an additional policy to manage the location, composition, design and scale of small developments.

In summary the Council proposes that developments of no greater than four dwellings are supported, outside of urban areas, if they are well related to an existing settlement boundary. They would need to be within a reasonable distance of public transport links and meet certain design criteria.



**Policy: New small scale development outside defined urban area**

New small scale housing development within or adjacent to existing areas of housing will be permitted subject to the following:

- The site is well related to the settlement boundary and;
- The site is within reasonable proximity to a high frequency bus route or a train station, and safe walking and cycling routes that connect to a local, district or town centre;
- It comprises development that does not adversely affect the predominant development form of the area, taking particular account of:
  - the building line and scale of adjacent houses;
  - plot size and proportion;
  - site coverage/ratio;
  - space between dwellings;
  - landscape and views through to countryside beyond
- It comprises development:
  - That is not greater than 4 units;
  - Where the design and external appearance of each house is demonstrably different, unless a terrace or semi-detached form is appropriate;
  - It does not extend the settlement frontage.


Q26 In principle would you say:

- ☐ I agree with this approach
- ☐ I agree with this approach but I have some concerns
- ☐ I do not agree with this approach
- ☐ I don't know

Q27 Please provide any specific comments about this policy you wish to make below:

### Sheltered Housing Policy– Land South of Cams Alders

The need to provide housing for older people is growing increasingly more critical and for plan-making purposes the Council must determine the needs of people throughout the plan period. Based on the recommended ratios provided by the Elderly Accommodation Council, the greatest demand for future specialist provision within the Borough will be Sheltered Housing so the Council is proposing a new policy for Sheltered Housing on land south of Cams Alder to help meet this need.



**Policy: Sheltered Housing – Land South of Cams Alder**

Development will be permitted for sheltered housing provision and further general affordable housing provision. Planning permission will be granted provided that detailed proposals address the site-specific criteria set out below:

- The quantum of housing shall be consistent with the indicative site capacity of 60 dwellings, being a mix of sheltered housing and affordable residential;
- Proposals shall clearly demonstrate how the community benefits clearly outweigh the scale of the net loss of open space;
- A buffer shall be incorporated between development and the SINC;
- Retention and strengthening of the existing tree lined buffer around the perimeter of the site, as well as strengthening woodland links and green corridor network through to Fort Fareham to the south west;
- The provision of appropriate pedestrian and cycle links to the Bus Rapid Transit stop on Redlands lane;
- Building heights shall reflect the surrounding character and built form;
- Proposals should align with the principles set out in the Fareham Housing Greener Policy.


Q28 In principle would you say:

- ☐ I agree with this approach  
☐ I agree with this approach but I have some concerns  
☐ I do not agree with this approach  
☐ I don't know

Q29 Please provide any specific comments about this policy you wish to make below:

### Internal space standards

The Council considers it essential to the quality of life and social well-being of its residents that all new dwellings in the Borough provide sufficient living space. The starting point will be for all new homes, including subdivisions of larger properties and conversions, to exceed the minimum space requirements in Building Regulations.



**Policy: Internal space standards**

Development will be permitted for sheltered housing provision and further general affordable housing provision. Planning permission will be granted provided that detailed proposals address the site-specific criteria set out below:

- The quantum of housing shall be consistent with the indicative site capacity of 60 dwellings, being a mix of sheltered housing and affordable residential;
- Proposals shall clearly demonstrate how the community benefits clearly outweigh the scale of the net loss of open space;
- A buffer shall be incorporated between development and the SINC;
- Retention and strengthening of the existing tree lined buffer around the perimeter of the site, as well as strengthening woodland links and green corridor network through to Fort Fareham to the south west;
- The provision of appropriate pedestrian and cycle links to the Bus Rapid Transit stop on Redlands lane;
- Building heights shall reflect the surrounding character and built form;
- Proposals should align with the principles set out in the Fareham Housing Greener Policy.

Q30 In principle would you say:

- ☐ I agree with this approach  
☐ I agree with this approach but I have some concerns  
☐ I do not agree with this approach  
☐ I don't know

Q31 Please provide any specific comments about this policy you wish to make below:

## Natural Environment Policies

From coastal areas and river valleys, agricultural, rural and woodland landscapes to the parks and trees of the urban townscapes, the Borough of Fareham contains a rich and varied pattern of landscapes. These have evolved through natural and human influences, including prehistoric colonisation, roman influences, farming practices and the growth of the wrought iron and brickworks industries.

### Safeguarding the environment

In the 2019 'Issues and Options' consultation respondents were clear about 'what and where' should be maintained and protected for us, future generations and the diverse wildlife that cohabit our Borough.


The potential effects of new residential development in South Hampshire upon the Solent have been widely reported in the media and we have a legal duty to consider the impact of new developments on the European Protected Sites (EPS). The Council is working hard to find a resolution to this issue alongside the Partnership for South Hampshire, Natural England, the Environment Agency and Southern Water. The final Draft Local Plan will include proposed policies on this issue.

### Policies to address environmental threats

The threats to the natural environment come from climate change as well as urban development and we are proposing a wide range of additional policies to address these. You can comment on these here

### Landscape and Areas of special landscape quality

In response to feedback from the 2019 'Issues and Options' consultation the Council has strengthened the Landscape policy adding further stringent criteria that would need to be met before development would be considered in the Hamble, Meon and Hook Valleys, Portsdown Hill and the Forest of Bere.



**Policy : Landscape and Areas of special landscape quality**

Development proposals will be supported that take account of the quality, local distinctiveness and the sensitivity to change of landscape character areas. Development in the countryside will be permitted where it contributes to and enhances the landscape with particular regard to:

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

Applications for major development in the countryside within the Areas of Special Landscape Quality of the Hamble, Meon and Hook Valleys, Portsdown Hill and the Forest of Bere, will only be permitted where it can be demonstrated, through a proportionate landscape assessment, that the proposals satisfy the specific development criteria contained within the Council's Landscape Sensitivity Assessment for the character area in which the development is located.

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


Q32 In principle would you say:

- ☐ I agree with this approach
- ☐ I agree with this approach but I have some concerns
- ☐ I do not agree with this approach
- ☐ I don't know

Q33 Are there any comments you would like to make specifically about this policy?

### Trees, woodland and hedgerows

Trees, woodlands and hedgerows are under increasing threat from pollution, disease and the pressures of the developing world. Over the last 100 years the tree canopy in our towns and cities has significantly declined. We want to protect them further through this new policy.



**Policy: Trees, woodland and hedgerows**

The removal of protected trees, groups of trees, woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

A proposed loss or damage of non-protected trees, woodland or hedgerows which have high amenity values should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.

Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an ecological survey and arboricultural method statement.

Where possible, opportunities for planting of new trees, woodlands and hedgerows should be identified and incorporated; particularly where this would help mitigate and adapt to the effects of climate change. New planting should be suitable for the site conditions, use native species where appropriate, build in resilience by a varied choice of species and be informed by and contribute to local character, and enhance or create new habitat linkages.

Q34 In principle would you say:

- ☐ I agree with this approach  
☐ I agree with this approach but I have some concerns  
☐ I do not agree with this approach  
☐ I don't know

Q35 Are there any comments you would like to make specifically about this policy?

### Managing flood risks and sustainable drainage systems

There are areas of the Borough at risk from flooding from sources such as rivers and the sea, some areas are prone to flooding from surface water. With climate change, the risks of flooding are likely to be exacerbated. The policy meets the criteria set out in the National Planning Policy Framework that development should be directed away from areas at highest risk of flooding and ensures sufficient and sustainable drainage is in place.



**Policy: Managing flood risk and Sustainable drainage systems**

Planning permission will only be granted where:

- The proposal meets the sequential and exception tests as set out in the NPPF.
- The proposal does not prejudice land required for current or future flood management, including natural floodplains.
- The development will be safe over its lifetime, taking into account the increased risk of flooding due to climate change and without increasing flood risk elsewhere.
- Any proposed flood protection, prevention and resilience measures address the specific requirements of the site and are appropriate to the character and biodiversity of the area.

Developments that are required to incorporate Sustainable Drainage Systems should ensure that:

- For greenfield sites, run-off rates do not exceed existing greenfield run-off rates and where possible, be reduced to minimum feasible rates;
- For brownfield sites, run off rates are reduced as close as reasonably practicable to greenfield run-off rates;
- Onsite surface water run-off is managed as close to the source as possible;
- Priority is given to SuDS which mimic and reflect natural drainage processes;
- Details for future maintenance over the lifetime of the development must be included with the proposal.

Q36 In principle would you say:

- ☐ I agree with this approach  
☐ I agree with this approach but I have some concerns  
☐ I do not agree with this approach  
☐ I don't know

Q37 Are there any comments you would like to make specifically about this policy?



## Climate change

As Local Planning Authority, the Council has a legal duty to help meet the requirements of the Climate Change Act 2008. We must ensure the Local Plan includes policies designed to ensure that the development and use of land contribute to the mitigation of, and adaption to, climate change. We want to go further and put in a robust policy that helps us play our part in tackling climate change.



**Policy: Climate change**

The Council promotes mitigation and adaptation to climate change through:

- a) A development strategy that minimises the need to travel by allocating sites and generally directing development to locations with better services and facilities, or where they are capable of being improved.
- b) Ensuring allocations in this Plan have taken account of climate change through the Strategic Flood Risk Assessment level 1 and 2 and through the sequential testing of sites, and the provision of a development management policy that ensures applications factor in climate change in their flood risk assessments.
- c) Integrating Green and Blue Infrastructure into the design of developments through approaches such as mandatory biodiversity net gain which will help to reduce CO<sub>2</sub> concentrations and mitigate the urban heat island effect, and the use of Sustainable Drainage Systems which helps reduce the risk of flooding.
- d) Adopting higher water efficiency standards to contribute to alleviating water stress and consumption across the Borough.
- e) Supporting the reuse and use of sustainably sourced materials and supporting the integration of energy efficiency, renewable and low carbon technologies into residential and commercial developments of all sizes.


Q38 In principle would you say:

- ☐ I agree with this approach  
☐ I agree with this approach but I have some concerns  
☐ I do not agree with this approach  
☐ I don't know

Q39 Are there any comments you would like to make specifically about this policy?

## Air quality

The largest contribution to poor air quality is road traffic and we have some hotspots that we have been working hard to improve. These are now within the EU limits at Portland Street and Gosport Road and Bath Lane where it crosses the A27. Residents are naturally concerned that increased development will lead to increased congestion and so we are proposing further air quality conditions in a specific new policy. Developers will need to show they can mitigate or counter the impact on air quality. The provision of electric charging points also features here.



**Policy: Air Quality**

Planning applications are required to assess the effects of development and its inherent increased demand on the road networks leading to increasing detrimental effects on air quality from initial concept phases of development design.

To counter the effects of development on air quality, all major developments should actively demonstrate through an Air Quality Assessment (AQA) that proposals will minimise emissions and contribute to the reduction of impacts on local air quality including the delivery of Green Infrastructure. Smaller scale development will be required to be Air Quality Neutral, with the need for an AQA to be agreed with the Local Planning Authority.

Development will be permitted where it:

- a) Positively contributes to the delivery of the Council's Air Quality Action Plan by mitigating the effects of development on air quality within Air Quality Management Areas (AQMAs) and/or any Clean Air Zones;
- b) Provides or makes provision for the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations for:
  - One Electric vehicle (EV) charging point installation per residential dwelling with off-street parking; and
  - At least one EV 'rapid charge' point in shared parking areas per 10 residential dwellings or 1,000m<sup>2</sup> of commercial floorspace.
- c) Demonstrates good practice and principles of design, minimising emissions and contributing to the reduction of transport impacts on local air quality.

Q40 In principle would you say:

- ☐ I agree with this approach  
☐ I agree with this approach but I have some concerns  
☐ I do not agree with this approach  
☐ I don't know

Q41 Are there any comments you would like to make specifically about this policy?

### Evidence Base

You can ask at to view these evidence documents at the Civic Offices or view them online at [www.fareham.gov.uk/localplandocs](http://www.fareham.gov.uk/localplandocs)

Q42 What evidence document do you wish to comment on?

- ☐ Interim Sustainability Appraisal
- ☐ Strategic Housing and Employment Land Availability Assessment (SHELAA)
- ☐ Infrastructure Delivery Plan
- ☐ Transport Assessment
- ☐ Employment Study
- ☐ Viability Study
- ☐ No, I want to move on

Q43 Tell us the paragraph(s) number you wish to comment on?

Q44 What do you want to say about it?

- ☐ I want to support the evidence base
- ☐ I want to challenge the evidence base

Q45 Please provide your comments below (Attach more pages if required)

### Join the E-panel Mailer

The E-panel is an emailing system we use to send residents latest consultation news, dates of important events in the Borough, and dates of upcoming Community Action Team (CAT) meetings.

### Join the E-panel Mailer to continue to be involved in consultations

What we will we do with your data if you join the E-panel

The information you are providing will be used solely so that the Council can email you with details of consultations, dates of important events in the Borough and upcoming Community Action Team (CAT) meetings.

The Council will retain the information for a period not exceeding 5 years. The information may be shared with other Council departments but not published in public. Survey reports will not contain any detail concerning individuals.

Any views or opinions expressed in the surveys will be quoted anonymously and not attributed to an individual. Only summarised results will be shared with our partner organisations, which may include data broken down into demographics.

By submitting your name, post code and contact email address above, you agree to how we use your data and the period of time we will retain it.

To join, you must live in the Borough, be aged 18 years or over and have an email address that we can use to contact you.

Please provide your details below:

Full name	<input type="text"/>
Post code	<input type="text"/>
E-mail address	<input type="text"/>

You can view the Council's Privacy Statement at [www.fareham.gov.uk/privacy.aspx](http://www.fareham.gov.uk/privacy.aspx)

### Join the planning strategy database

The Planning Strategy team have a consultation database which is used to notify organisations and individuals who have expressed an interest in being kept informed at key stages of the production of planning documents such as the Draft Local Plan 2036.

We use this database to consult on the production of new documents or updates to existing planning documents, in accordance with the methods as set out in our Statement of Community Involvement (SCI).

You can join the database by going to [www.fareham.gov.uk/onlineforms/displayform.aspx?formid=psdc](http://www.fareham.gov.uk/onlineforms/displayform.aspx?formid=psdc)

Thank you for taking part

Please return your survey to:

Consultation Team, Civic Offices, Civic Way, Fareham, PO16 7AZ

## 5.0 Summary of Responses

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- 5.1 This section sets out a summary of comments received for each of the Regulation 18 Consultations and the Council's response to these.

### ***Regulation 18 Draft Local Plan Consultation***

- 5.2 Over 2,500 individuals and organisations submitted comments in response to the Regulation 18 Draft Local Plan Consultation in 2017.
- 5.3 The following tables provide a summary of the consultation responses received by chapter, policy and evidence base document together with the Council's response:

Representations on the Introduction Chapter	
Number of representations on policy:	Objection: 1
	Support: 2
	Comment: 7
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
The plan is not accessible with 1,000s of pages of evidence and inaccurate data included (such as 7,000 residents in Portchester and that the plan does not reflect 19,000 being registered with doctors but only 14,000 on electoral roll).	Noted. The Plan must be evidenced in line with national guidance and legislation.
<i>Support</i>	
Welcome and support the identification of heritage assets in paragraph 1.39. (Historic England).	Support noted.
Paragraphs 1.21 to 1.25 are supported and the Council should not support building on the draft sites until the Plan has been fully adopted.	Support noted.
<i>Comment</i>	
The Council should consider including data on health and wellbeing to set the context. (Hampshire County Council).	Background paper on health has been produced.
Hampshire County Council as the Minerals and Waste Planning Authority are pleased to see that the draft Local Plan and appendices reference the adopted Hampshire Minerals and Waste plan (2013). However this seems to be only briefly mentioned in the glossary of terms and the County Council consider that this adopted planning policy needs to be adequately referenced in the draft Local Plan (Hampshire County Council – Strategic Planning).	Introduction chapter makes it clear that the Minerals and Waste plan is part of the Development Plan.
The 'ideals' articulated in the document need to be enforced in reality.	Noted
The PUSH housing need figures should be carefully considered in the light of Brexit.	Housing need figures are derived from the standard methodology.
Paragraph 1.38 mentions the presence of the 3 main rivers in the Borough. However, the Plan does not seem to highlight that they pose a potential flood risk. It would be useful if the Plan acknowledged this. In addition, there	The Publication Plan contains a policy on managing flood risk and is supported by an SFRA which assesses flood risk in the Borough.



is little recognition throughout the Plan regarding the water environment in general. The importance of the 3 rivers in the Borough should be better recognised in the Plan not only in relation to the environment but also potential public amenity and health and wellbeing benefits. (Environment Agency).	
Within Paragraph 1.38 it is considered that the national and international designations applying to the coastal and estuarine areas should be highlighted by the reference of their inclusion as part of the Natura 2000 suite of sites SPA, SAC, Ramsar. Whilst highlighting some of the features of ecological importance this paragraph only highlights designations of national importance. (Hampshire & Isle of Wight Wildlife Trust).	Introduction chapter now refers to European protected sites.
<b>Representations on the Vision and Strategic Priorities Chapter</b>	
Number of representations on policy:	Objection: 1
	Support: 0
	Comment: 5
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Conflict between Strategic Priority 4 and reality as there is no evidence or information on supporting infrastructure for any of the housing allocations within the plan. This priority has not been followed.	Infrastructure requirements of the Plan are contained within the IDP and the individual site allocations.
<i>Support</i>	
None.	
<i>Comment</i>	
Welcome the inclusion of Strategic Priority 7 but would like to see this priority run more strongly through the plan. For example, safeguarding opportunities for healthy, fulfilling and active lifestyles by encouraging walking/cycling, good housing design, open space and opportunity for recreation, education and skills training, expansion of higher education etc. (Hampshire County Council).	Added an additional priority to reflect modal shift. Good housing design is incorporated in priority 3, but amended to reflect comment.
Welcome the inclusion of Strategic Priority 8. (Hampshire County Council).	Noted.

Welcome and support Key Strategy Priorities 3 and 10. Although would like to see the word 'enhance', in accordance with paragraph 157 of the NPPF. (Historic England).	Amended priority.
Areas such as Crofton, Stubbington and Hill Head should feel less divided. Innovative architects should be used and social cohesion should be created.	Noted.
Suggested change of wording proposed for Key Strategic Priority 9. To read <i>"Protect and enhance the Borough's landscape features, valued landscape, biodiversity and the local, national and international <u>sites of nature conservation importance</u>".</i> (Hampshire & Isle of Wight Wildlife Trust).	Amended to 'sites designated for nature conservation'.
<b>Representations on the Development Strategy</b>	
Number of representations on policy: 45	Objection: 40
	Support: 4
	Comment:1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concern raised that alternative locations as broadly identified should take more housing (e.g. Warsash, Locks Heath, Sarisbury, Stubbington, Portchester, within proximity to Daedalus, Fareham Town Centre, Fareham area generally, North of Fareham, north of the M27, Burridge, land along the route of the Stubbington Bypass, other greenfield sites).	Noted. The SA has considered reasonable alternatives for new homes and the Local Plan has distributed homes in line with the Development Strategy.
Concern raised about cumulative impact of development within the Borough and that the development strategy will result in overdevelopment.	Noted. We have to meet the housing need and have, through evidence, demonstrated that this can be done without adverse impacts.
Concern raised that development strategy as proposed is imbalanced and needs to be more evenly spread throughout the Borough.	Noted. This comment may be addressed through the revision to the development strategy proposed in 2020 consultation.
The approach of the Draft Local Plan does not present issues and options to deliver the development requirements and/or it is not for the public to digest and consider alternative sites.	Noted. Issues and Options consultation did occur on the uplift to the housing number in Summer 2019.
The evidence base should have been published as and when it was complete and available.	Noted.

Brownfield sites should be developed before countryside/greenfield. Greenfield sites should not be developed.	The Development Strategy prioritises brownfield sites over greenfield sites, but the numbers are such that greenfield sites are required in addition.
Development strategy should prioritise smaller developments which would spread out new housing more evenly.	Noted. This comment may be addressed through the revision to the development strategy proposed in 2020 consultation.
Some concern about the development of housing in all other areas including on brownfield land outside of Welborne.	The Development Strategy prioritises brownfield sites over greenfield sites. Land is required in addition to Welborne.
Sites should be used more intensively (for example 4-storey flats with one parking space).	Noted. This comment may be addressed through the revision to the development strategy proposed in 2020 consultation.
Consultation with infrastructure providers does not appear to have always happened/is not reflected in the Development Strategy.	Noted. Consultation with infrastructure providers is ongoing and is document in the IDP and the Duty to Co-operate statement.
There should be no more homes, it is already overcrowded and infrastructure cannot cope. New homes should not be built at the detriment of people already living in the area.	Noted. We have Government targets for housing to meet.
The only type of housing needed is Council [affordable] housing and it should only be these houses that are built.	Noted. We have Government targets for all types of housing to meet.
There is a lack of cohesive planning in the area resulting in gridlocked roads, increasing pollution and pressure on infrastructure.	The Local Plan must be evidenced and part of that evidence includes an assessment of transport impacts and infrastructure requirements.
There is no opportunity for the public to challenge the work of PUSH which underpins much of the requirements of the Local Plan.	The route for challenge is via the individual Local Plans.
Site Selection Priority 5 should be expanded on to make clear the exact status of such sites. In its present form useful sites may be overlooked.	Information on the individual sites can be found in the SHELAA and if proposed as allocations, in the Housing Chapter.
Site Selection Priority 7 has been ignored when it comes to the allocations in the western ward (where there is already road congestion) – no indication of how the increased traffic will be accommodated.	Disagree. The Interim TA which was published alongside the 2017 consultation demonstrated how the cumulative impact of traffic had been taken into account.
Some of the site selections (Romsey Avenue mentioned specifically) do not deliver against the three dimensions of sustainable development.	Comment noted. Evidence to support the allocations is within the SHELAA, the SA and the Housing Chapter.
Current development strategy and site selection suggests a rushed plan to address the housing need.	Noted. The development strategy has been revised for the 2020 consultation.

Developers have land-banked sites with redundant glasshouses and have let them fall into disrepair to use as leverage for securing housing development.	Noted.
There are many anomalies and inconsistencies with the chosen Allocations. For example, some sites are in locations that are remote from existing urban areas, or are too noisy and therefore are not in a suitable area for housing. One major inconsistency identified lies with the selection of certain allocations that are in areas identified as having high landscape sensitivity in the Landscape Assessment evidence and/or also being judged to have low or medium development potential in the Sustainability Appraisal Funtley Road South and Newgate Lane South are such examples. Conversely, some sites identified as having low landscape sensitivity and/or high development potential have not been included as preferred housing sites.	Comment noted. Evidence to support the allocations is within the SHELAA, the SA and the Housing Chapter.
Not enough is being done to provide mixed uses for accommodating both housing and employment uses.	Effort has been made to locate employment uses near to centres of population, e.g. Daedalus and Welborne.
<i>Support</i>	
HCC support in principle the strategic allocations which are spread across the borough so long as there is evidence to demonstrate that the strategic road network will not be significantly affected and that where necessary appropriate mitigation interventions are proposed. The A27 is a fundamental part of the strategic road network and the priority will be to maintain this road hierarchy by not adding unacceptable additional delays to the efficient functioning of this corridor (Hampshire County Council – Highways Authority).	Support noted.
Access to new development should be located where capacity can reasonably be provided on the local and strategic network. The interim TA shows that the incremental traffic impact of all the site allocations is forecast to affect links and junctions on the wider highway network which might not be attributed to an individual site allocation (Hampshire County Council – Highways Authority).	Support noted.
Support the approach within the Development Strategy to consider the potential impacts on the historic environment in the SHLAA and SA.	Support noted.



Support the idea of maintaining as far as is possible the Meon and Stubbington Strategic Gaps. (Titchfield Village Trust).	Support noted.
Support for the preferred development strategy being proposed by the Council. (Titchfield Neighbourhood Forum).	Support noted.
Pleased to see that each potential site in the SHLAA is assessed against a sustainability objective of 'conserve and enhance built and cultural heritage' as part of the Stage 1 assessment. (Historic England).	Support noted.
<i>Comment</i>	
We have seen unprecedented development in recent years and the plan now seeks to further increase the number of new homes.	Noted. We have Government targets for housing to meet.
A reference to 'historic parks and gardens' should be included the sustainability objective in the Stage 2 assessment of the SHLAA. (Historic England).	All sites of importance for heritage importance are referred to as a strategic priority and forms part of the SHELAA assessment.
<b>Representations on Policy SP1 (Presumption in Favour of Sustainable Development)</b>	
Number of representations on policy:	Objection: 2
	Support: 4
	Comment: 0
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concern that the Strategic Policies are contrary to the site selection/refining points in the Development Strategy chapter. Each strategic policy should provide explanation as to how they meet the site selection/refining points and how they are sustainable.	Noted. Site selection/refining points no longer being used. The link between sites and the Development Strategy is within the SHELAA.
Concern that the sites allocated in the Draft Plan fail to deliver sustainable development, and does not represent the needs of the communities within the Borough. Therefore, the sites allocated in the plan fail the presumption in favour of sustainable development	Noted.
<i>Support</i>	
The Council supports the Draft Fareham Local Plan 2036 in that it seeks to marginally exceed the PUSH SMHA PAN 2011 – 2036 (April 2016 update) and also meets the requirements of the PUSH Spatial Position Statement	Support noted.

up until 2034. This aligns with the emerging approach of the Eastleigh Borough Local Plan 2016-2036. (Eastleigh Borough Council).	
The Draft Plan does not raise any issues that warrant a formal representation. It is noted that the Draft Plan meets the housing requirement set out in the PUSH Spatial Position Statement and extend this to 2036 based on the PUSH OAN. This is welcomed as it is important in terms of addressing strategic issues in the sub-region, under the Duty to Cooperate. (Winchester City Council).	Support noted.
We support Fareham Borough Council's endeavours to have an up-to-date Local Plan in place, particularly in view of potential changes to the NPPF and associated methodology for calculating required housing numbers. (CPRE).	Support noted.
Gladman are supportive of the emphasis of Policy SP1. The policy seeks to affirm the LPA's commitment to making local planning decisions based on a presumption in favour of sustainable development. It provides assurance of a local approach to planning that will proactively seek to improve the social, environmental and economic wellbeing of an area. (Gladman Developments).	Support noted.
<i>Comment</i>	
The Draft Local Plan does not provide a definition of the term 'sustainable' and is therefore interpreted in a number of ways by developers and Councillors.	Sustainable development is defined in the glossary.
<b>Representations on Policy SP2 (Strategic Site at Welborne)</b>	
Number of representations on policy:	Objection: 10
	Support: 1
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concern that other areas of the Borough (such as Portchester and the Western Wards) would not have been needed for housing were it not for the delays in Welborne being delivered.	Noted. This policy has been removed from the new Local Plan.

Concern that greenfield sites are being used to address housing needs. Brownfield sites in the Borough should be used to accommodate the Borough's housing needs.	Noted. This policy has been removed from the new Local Plan.
Concern that the scale of the development at Welborne is not justified and does not meet the requirements of the community.	Noted. This policy has been removed from the new Local Plan.
Concern over the impact to infrastructure, particularly roads, water supply and sewerage, in the Borough.	Noted. This policy has been removed from the new Local Plan.
Concern that development needs to be spread more evenly across the Borough.	Noted. This policy has been removed from the new Local Plan.
Concern that there is a lack of/insufficient public transport to serve the Borough and that more public transport is needed.	Noted. This policy has been removed from the new Local Plan.
Concerned that the proposed development at Welborne will have an unacceptable impact on traffic congestion on the M27.	Noted. This policy has been removed from the new Local Plan.
Concern that there is too much on road parking across the Borough and that there should be more parking restrictions.	Noted. This policy has been removed from the new Local Plan.
<i>Support</i>	
We support the approach outlined in paragraph 1.4 and the Council's background papers in respect of Welborne. We also support the proposed revision of the development trajectories within the plan, which create some flexibility of delivery to respond to market conditions. (Buckland Development).	Noted. This policy has been removed from the new Local Plan.
Supported subject to adequate access arrangements including provision of an improved junction 10 in the M27 Motorway (Hampshire County Council).	Noted. This policy has been removed from the new Local Plan.
<i>Comment</i>	
A requirement of the proposed development at Welborne should be to maximise the number of dwellings on site, especially smaller and high-density units.	Noted. This policy has been removed from the new Local Plan.
All the Council's resources should be focused on the delivery of Welborne with support from the Government.	Noted. This policy has been removed from the new Local Plan.
Requirements of developing the Welborne site should be to: <ul style="list-style-type: none"> <li>Freehold some of the commercial area for local businesses.</li> </ul>	Noted. This policy has been removed from the new Local Plan.

<ul style="list-style-type: none"> <li>Create some of the proposed junction for the motorway at Wickham Road with a roundabout also on the road for both the north and south of the A27.</li> <li>Ensure that the proposed upgrade of the A27 junction does not encroach on Fareham Common.</li> </ul>	
<b>Partial or Anonymous Representations on Policy SP2 (Strategic Site at Welborne)</b>	
<p>This table provides details of any new matters raised (i.e. not listed in the above table) that have been received in either anonymous or partially completed representations. These representations have limited weight but have been read, considered and reflected below in the interest of transparency.</p>	
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concern that the development at Welborne will have an unacceptable impact to traffic congestion in the vicinity of the site.	Noted. This policy has been removed from the new Local Plan.
<b>Representations on Policy SP3 (Strategic Development Site at Daedalus)</b>	
Number of representations on policy:	Objection: 2
	Support: 1
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Strong concern that there was insufficient consultation with Gosport Borough Council over the expansion of Daedalus – due to the implications. (Ward Member - Gosport Borough Council).	Noted. This policy has been removed from the new Local Plan.
Concern that the proposed expansion does not recognise the importance of the Daedalus waterfront development in Gosport Borough – Fareham and Gosport Local Plans should align on this issue. (Ward Member - Gosport Borough Council).	Noted. This policy has been removed from the new Local Plan.
<i>Support</i>	
This Council supports the additional employment allocation at Daedalus. (Gosport Borough Council).	Noted. This policy has been removed from the new Local Plan.



Supported on the basis that this will enhance employment opportunities on the peninsula and reduce the need for local residents to travel beyond the peninsula for work (Hampshire County Council).	Noted. This policy has been removed from the new Local Plan.
<b>Comment</b>	
More information regarding the proposal for the electric converter that is to be situated on the Daedalus required. Confirmation that when in operation the converter would neither produce noise nor atmospheric pollution is required.	Noted. This policy has been removed from the new Local Plan.
No reference is made regarding recreational, sport or leisure flying at Daedalus (Solent Airport). There is no reference to light general aviation, the operation of gliders, private aircraft or microlight aircraft. This sector is growing rapidly. It is questioned why these sectors have been omitted from the Plan.	Noted. This policy has been removed from the new Local Plan.
Paragraphs 4.21-4.23 do not fully recognise the scale of the impact of the IFA2, and Employment Allocations EA1 and EA2 on the Strategic Gap. These developments at Daedalus will reduce the expansive views southwards across the airfield and reduce the perceived gap between the two business parks at the northern end of the site. (The Fareham Society)	Noted. This policy has been removed from the new Local Plan.
<b>Representations on Policy SP4 (Strategic Opportunities at Fareham Town Centre)</b>	
Number of representations on policy:	Objection: 6
	Support: 2
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concern that the additional housing would not have been needed were it not for the delays in Welborne being delivered.	Noted
Concern that development will have an unacceptable impact on traffic congestion, particularly at Junction 11 of the M27.	Noted
Concerns that there is insufficient infrastructure in the vicinity.	Noted
Concern over the number of shops, cafes and restaurants in Fareham Town Centre.	Noted

Concern that improvements to the night time economy in the Town Centre will result in associated noise and antisocial behaviour.	Noted
Concern that are too many houses proposed in the Town Centre.	Sustainable location and changes to shopping habits.
Concern over the lack of affordable housing proposed in the Town Centre.	Affordable housing addressed in housing policy.
Concern that there are too many vacant units in the Town Centre.	Policy aims to protect and enhance vitality of centres
Concern that there are not enough central community facilities in Fareham Town Centre that are available in similar towns in Hampshire.	Noted. Redevelopment of Ferneham Hall.
Concerns that the proposed demolition of the car parks in the Civic Area and at Market Quay will not be carefully phased.	Noted.
Concerns that that some of the sites proposed for housing in the Town Centre are unsuitable and should be allocated for employment.	Housing requirement in sustainable locations. Employment need is addressed.
Concerns that some of the uses proposed for the Town Centre are unrealistic.	Noted.
Concern about the lack of parking in the Town Centre.	Noted.
Detailed plans should illustrate safe pedestrian access between West Street and the Civic Quarter, particularly at times when the shopping centre is closed.	Noted
<b>Support</b>	
We are pleased to support this policy, and consider that 600 dwellings should be considered as a minimum, as the town centre is a sustainable location and could support very high-density development. (CPRE).	Support noted.
Supported on the basis that future residents will be able to access town centre services and facilities (Hampshire County Council).	Support noted.
<b>Comment</b>	
We would like to see reference made to the conservation and enhancement of historic buildings within Fareham Town Centre as part of the positive strategy for the historic environment as referenced in the NPPF. (Historic England).	Positive strategy in Historic Environment chapter.
We propose an alternative strategy of a higher number of dwellings for Fareham Town Centre, by way of brownfield sites and regeneration, which would release more sensitive greenfield sites. We would appreciate the opportunity to discuss this further. (CPRE).	Noted.

Further opportunities for the town centre should include better quality community facilities, a permanent place for rough sleepers such as the old post office and more efficient use of Fareham Shopping Centre.	Noted.
The railway station should be redeveloped into a transport hub which should include hotel, retail uses with homes.	Station area includes development allocations for housing and is connected by train and bus networks.
The Local Plan should comply with the NPPF without meeting the fully objectively assessed need providing it meets the two circumstances set out in paragraph 14 of the Framework (Historic England).	New Historic Environment chapter prepared.
<b>Representations on Policy SP5 (Development in the Countryside)</b>	
Number of representations on policy:	Objection: 2
	Support: 0
	Comment: 6
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concerned that there are a number of sites, particularly in Warsash, that are in the countryside that are being proposed for housing.	Policy amended to set out where development would be appropriate. Any allocated sites would be included within the revised Urban Area boundary.
Concern that the strawberry fields in the Borough earmarked for development should be used for agricultural purposes, which would also provide employment for local people.	Noted. Comment appears to relate to a specific development allocation.
<i>Comment</i>	
A reference should be included in the policy to the protection of the view from the waters, as previously referenced in Core Strategy Policy CS14.	Noted. This would be included in the Landscape policy and the designation of Areas of Special Landscape Quality.
Historically countryside has not withstood development pressure. CPRE proposed a new green belt in the Borough to help protect green corridors in perpetuity. CPRE would be happy to discuss this further with the Council. The NPPF states that Green Belts should only be established in exceptional circumstances and CPRE believe that these circumstances exist in South Hampshire (CPRE).	Noted. PfSH is considering Green Belt designation in South Hampshire.
Concern that the policy is too restrictive towards sustainable development. The policy wording should be rephrased towards a more positive and flexible	Noted. Policy amended to reflect comment.

approach towards development in a countryside location that would not have an adverse impact on its character and appearance (Gladman Developments).	
All the sites are on greenfield land and provide the Borough with a rural character.	Noted.
Southern Water notes that the Peel Common Wastewater Treatment Works (WTW) which treats wastewater arising from Fareham Borough, as well as several pumping stations, are included in the area designated as countryside. There is some flexibility in the policies, however, it is felt that the reference to 'essential services for rural communities' in the policy has the potential to restrict Southern Water from delivering essential infrastructure to serve new and existing development, since its essential services whilst potential requiring a countryside location, are utilised throughout the Borough. Suggest the 'for rural communities' be omitted from policy wording. (Southern Water).	Noted. Policy amended to reflect comment.
The policy requirement should include additional protection for the River Hamble. (Bryan Jezeph Consultancy).	Noted. This would be included in the Landscape policy and the designation of Areas of Special Landscape Quality.
<b>Representations on Policy SP6 (Development in Strategic Gaps)</b>	
Number of representations on policy:	Objection: 10
	Support: 5
	Comment: 6
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concern that the status of strategic gaps lessens the protection of other greenfield areas, such as those in Portchester.	Strategic gaps are a non-statutory designation and in terms of ability to defend speculative applications are comparable to those for countryside and coastal areas, both of which apply to Portchester.
Concern that the proposed allocation at Newgate Lane (site allocation HA2) will set a precedent for building homes in the Strategic Gap, and leave the Council vulnerable to appeals from developers. It is also contradictory to PUSH Policy 15 and Inspectors Report for the LP2.	Noted. This site is no longer progressing in the Local Plan.



Also concerned that the allocation of HA2 in the gap is contrary to the policy requirements.	
Concern that the allocated sites in the draft Local Plan would remove the strategic gap between Warsash and neighbouring communities, such as Sarisbury Green.	There is no strategic gap between Warsash and Sarisbury Green. These areas are identified as countryside, and countryside policies apply.
Concern that there has not been sufficient justification included in the Local Plan or its evidence base as to why the Strategic Gaps have been selected as illustrated on the Policies Map.	The Publication Plan and its evidence base has more detail.
The site allocation HA2 would physically and visually diminish the long established strategic gap at Gosport/Fareham and Lee on Solent/Stubbington. In addition, the PUSH Spatial Position Statement states that Councils should identify in their Local Plans strategic 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 also recognises that gaps can provide space for uses such as recreation area, transport corridors, etc. The supporting text for the policy contradicts the removal of the Newgate Lane area from the strategic gap and is contrary to the Council's evidence base. GBC agrees with the Landscape Assessment and considers that the Woodcot area should remain within the gap (Gosport Borough Council).	Noted. This site is no longer progressing in the Local Plan.
Concern that Romsey Avenue is not designated as a Strategic Gap in the Draft Local Plan. The site should prevent urban sprawl in Portchester and has a high value in terms of supporting wildlife.	Noted. This site is no longer progressing in the Local Plan.
Concern that the minor development outside of the urban area boundaries would hinder the integrity of the Strategic Gap.	The policy wording provides a test for the determination of applications in relation to the integrity of the Strategic Gap.
The Strategic Gap designation covering the southern part of the Meon Valley is not necessary and should be deleted from the draft Local Plan. The Fareham Borough Gap Review (2012) confirmed that the gap designation is necessary where " <i>The open nature and sense of separation between settlements cannot be retained by other policy designations</i> ". The open nature and sense of separation between the settlements of Stubbington and Titchfield can be effectively retained by the other nature conservation designations/policies within the draft Plan; which serve to prohibit	This issue has been considered in preparing the Publication Plan. The associated evidence on Strategic Gaps and Areas of Special Landscape Quality will be available alongside the Reg 19 consultation.



development in these areas, thus preventing coalescence. (WYG on behalf of Bargate Homes Ltd)	
<b>Support</b>	
Fully support the policy.	Support noted.
Welcome the retention of the 'Meon' Strategic Gap which is consistent with the PUSH Spatial Position Statement. (Winchester City Council)	Support noted.
The retention of Strategic Gaps in the Borough, in particularly the Meon Gap is welcome.	Support noted.
Supports the idea of protecting Strategic Gaps between distinct settlements.	Support noted.
Strongly support the proposal to leave a green gap between Fareham and Stubbington.	Support noted.
<b>Comment</b>	
The policy should be strengthened to not allow any development in Strategic Gaps.	Policy wording has been reviewed in line with national guidance.
The Strategic Gaps should be retained in the Borough, the Council should focus on infrastructure, particularly the road network and develop on Daedalus.	Noted
The policy should incorporate more flexibility by not preventing all development in the Gaps. Limited development should be allowed where it does not lead to the physical and visual merging of settlements. (Gladman Developments).	The policy wording provides a test for the determination of applications in relation to the integrity of the Strategic Gap.
Site allocation HA2 has not been included as part of the Stubbington/Lee on Solent and Fareham Gosport Gap. The LPA should demonstrate that the exclusion of HA2 is not detrimental to the integrity of the Gap, leading to the coalescence of Fareham and Stubbington, and harmful to the overall purpose of the policy (Hampshire County Council – Strategic Planning).	Noted. This site is no longer progressing in the Local Plan.
Infrastructure, such as the development of new roads, should not be allowed in the Strategic Gap.	The policy wording provides a test for the determination of applications in relation to the integrity of the Strategic Gap.
Strategic Gaps prevent the coalescence of Fareham with Titchfield and Stubbington.	This is the key purpose of strategic gaps.
We support the retention of the Meon and Stubbington Strategic Gaps in order to preserve the unique conservation areas of the village and abbey.	Noted. The policy wording provides a test for the determination of applications in relation to the integrity of the

However, we object to any further housing in Titchfield Village, which would be contrary to draft Policy SP6. (Titchfield Village Trust).	Strategic Gap. No allocations are proposed for Titchfield village.
The Strategic Gap designation covering the land west of Old Street is unnecessary. The open nature and sense of separation of the land can be retained by other nature conservation designations, such as the SINC and Titchfield haven nature Reserve. The Landscape Appraisal which forms part of the application for the land west of Old Street concludes that the development proposes would not create long term landscape effects (WYG on behalf of 3 landowners).	This issue has been considered in preparing the Publication Plan. The associated evidence on Strategic Gaps and Areas of Special Landscape Quality will be available alongside the Reg 19 consultation.
In assessing the validity of the Strategic Gap that covers the land west of Old Street it is important to consider that there is no direct route within the Gap between Titchfield and Stubbington, and the perception of the gap is therefore diminished. In addition, there is no inter-visibility between the two villages and no location at which the gap is visually reduced and do not erode the landscapes special qualities and characteristics (reference made to the Meon Valley). The buffer proposed as part of the proposed development will limit the visibility of the built development where there would be clear separation between two urban areas (WYG on behalf of 3 landowners).	This issue has been considered in preparing the Publication Plan. The associated evidence on Strategic Gaps and Areas of Special Landscape Quality will be available alongside the Reg 19 consultation.
Reference to the integrity of the gap should be included in the draft Policy (Councillor – Gosport Borough Council).	The policy wording provides a test for the determination of applications in relation to the integrity of the Strategic Gap.
<b>Representations on Policy SP7 (New Residential Development in the Countryside)</b>	
Number of representations on policy:	Objection: 3
	Support: 0
	Comment: 4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concern that developers are land grabbing sites outside of the urban area (in the countryside) due to the delays in Welborne being delivered.	Noted. We have Government targets for all types of housing to meet.
The policy does not apply to site allocations HA15 and HA26.	Noted.
Concern that there will be a greater need for infill development due to the delays in Welborne being delivered. Concern that greenfield sites are being	The Local Plan focuses new development within the urban area. The development strategy of the Local Plan priorities brownfield sites over greenfield.

used for new development in the Borough, when new development should be focused on brownfield sites.	
<b>Comment</b>	
Concern that the policy is too restrictive and could lead to the Council failing to demonstrate a rolling five-year housing land supply that is not positively prepared. The Council's approach to development in the countryside should include a criterion based policy where demonstrably sustainable development adjacent to the urban area would be given positive consideration. This would address the issue of insufficient levels of site allocations within the Local Plan. (Gladman Developments).	Noted. Revised DSP40 policy to be included in emerging Local Plan.
Hampshire County Council request that a reference is included in the policy text to the rights of way network as HCC have a statutory responsibility for Public Rights of Way. HCC Countryside Services therefore request the following amendment to this policy: <i>"In all cases, where residential development is considered acceptable, proposals should avoid the loss of significant trees, should not have an unacceptable impact on the living conditions of residents, and should not result in unacceptable environmental or ecological impacts, or detrimental impact on the character, landscape or <u>rights of way network</u> within the surrounding area".</i> (Hampshire County Council – Strategic Planning).	Rights of way network reference included in revised policy.
CPRE requests that an additional point should be included in the policy criterion on light pollution. (CPRE).	Noted. This is covered in the Design Chapter of the emerging Local Plan.
The policy is currently inflexible and should provide further guidance/measures as to the approach to be taken by the Council in relation to housing in the absence of a 5 year housing land supply (HLS). The current policy (DSP40 in LP2) provides a number of contingency policy measures where there is a lack of a 5 year HLS. (Turley/Reside Developments).	Noted. Revised DSP40 policy to be included in emerging Local Plan.



Representations on Policy SP8 (Change of Use to Garden Land)	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 0
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
None.	
<i>Support</i>	
None.	
<i>Comment</i>	
None.	
Representations on Policy H1 (Strategic Housing Provision)	
Number of representations on policy: 53	Objection: 39
	Support: 5
	Comment: 9
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
The housing need figures in the SHMA are flawed and too low. No adjustment for household formation suppression, concern economic led assumptions are not correct, concern as to why job growth forecast is not accounted for, market signal uplift is insufficient and requirement should instead be in the region of 486 dwellings per annum. (Barton Wilmore).	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded.
The OAN is based on out of date 2012-based subnational population projections. This should be updated and HCC data shows an increase in population across all age groups, a pattern to be repeated at the sub-regional level. (Turley on behalf of Southampton Solent University).	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded.
Notwithstanding the 7% uplift to OAN it does adequately reflect the needs of the borough and wider needs in PUSH. Standard methodology sets a higher requirement and unmet need from Gosport, Portsmouth and Havant in particular, need to be considered. With standard methodology requirement	The Standard Methodology will be used as the Local Plan progresses. Local Plan progression will also include discussions with neighbouring authorities as appropriate,

and unmet need the housing requirement should be in the region of 635 dpa. (Persimmon Homes).	having regard to the new requirement of Statement of Common Ground in the NPPF.
The Council have a duty to meet the needs of the wider Housing Market Area(s), in particular the cities of Southampton and Portsmouth. (Barton Wilmore).	Local Plan progression will include discussions with neighbouring authorities as appropriate, having regard to the new requirement of Statement of Common Ground in the NPPF.
The Council need to find over 5,000 additional dwellings to take account of Standard Methodology, unmet need, an overestimation in windfall (large sites in particular) and the inclusion of 3No. Local Plan sites that are questionable in terms of being developed. An early release strategy is needed. (Persimmon Homes).	
The use of a stepped trajectory/requirement delays delivery until the latter part of the plan and is unjustified (Turley on behalf of Reside Development Ltd., WYG on behalf of Bargate Homes, Persimmon Homes and Barton Wilmore). The Newlands site would help alleviate this need and provide short term delivery. (Barton Wilmore).	The stepped trajectory/requirement reflects the reality of delivery when a large number of dwellings will need to be provided for on large greenfield sites, and Welborne Village in particular. Sites such as Newlands will have a notable lead in time and limited number of outlets (and subsequent annual new completions) due to market conditions – it is therefore not the answer for short term delivery.
The use of a stepped trajectory/requirement delays delivery until the latter part of the plan which goes against the PPG intention to have any shortfall addressed in the short term. It is simply a mechanism to minimise the backlog. (Gladman Developments Ltd. & Home Builders Federation).	The stepped trajectory/requirement reflects the reality of delivery when a large number of dwellings will need to be provided for on large greenfield sites, and Welborne Village in particular. With the inevitable lag time on new housing sites the Council might not be able to demonstrate a 5YHLS without reflecting the reality of the scale of development that can be achieved in the short term.
The stepped trajectory/requirement raises concern as to whether the Council will be able to deliver a 5YHLS and whether 620 dwellings per annum is achievable in market terms and when considering supply chain matters bearing in mind the peak annual delivery rate was 581 for one year in 2006/07. (Pegasus Group).	The stepped trajectory/requirement reflects the reality of delivery when a large number of dwellings will need to be provided for on large greenfield sites, and Welborne Village in particular. With the scale of the borough and multiple outlets underway (including Welborne) 620 dwellings per annum is achievable.

The 5YHLS position is not being calculated using the Sedgefield method as suggested in the PPG and also uses 420 per annum rather than 455 per annum. (WYG on behalf of Bargate Homes and Pegasus Group).	Noted. Case law has and continues to support both ways.
The introduction of the stepped trajectory/requirement will have a detrimental impact on affordable housing delivery. (Turley on behalf of Reside Development Ltd.).	The stepped trajectory/requirement is not intended to stifle or phase delivery. It reflects the reality of the likely delivery pattern over the plan period and will not artificially restrict or have a detrimental impact on the affordable housing delivery.
The delivery rates for Welborne Garden Village are optimistic and the Cranleigh Road appeal Inspector was clear Welborne would not deliver a significant number of new homes in the 5YHLS period. (Barton Wilmore). Delivery from Welborne has been continually revised downward and the 3,840 dwellings from Welborne in the plan period is considered optimistic. (WYG on behalf of Bargate Homes and Pegasus Group).	The delivery rates for Welborne have been revised since the Cranleigh Road appeal decision. External advice was sought to inform the potentially delivery rate for Welborne taking into account lead in times and market saturation issues. Key milestones have been achieved with Welborne and hurdles that have caused previous delays have since been overcome.
The plan has not been positively prepared as it does not seek to address the emerging Standard Methodology housing need figure and it will not be submitted within the transition period time frame. (Miller Homes).	At the time of Regulation 18 publication the Draft NPPF had not even been published (subsequently published for consultation in March 2018). The Draft Plan had therefore been prepared and published in the context at the time when the details and principles of the Standard Methodology were in their infancy.
Although the increase in housing requirement is welcomed it is important that the Council consider the implications of the Standard Methodology. The Local Plan should be flexible to meet increased uplift. (Turley on behalf of Reside Development Ltd. , Persimmon Homes and WYG on behalf of Bargate Homes).	Noted.
The housing need figures in the SHMA are flawed and too high potentially leading to an over-provision of need. Calculations used are projections based on assumptions, conjecture and theory. The ONS have had to correct their forecasts for future levels of fertility, mortality and net migration (with a downward trend in population forecasts).	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded.

Objection to the principle of the number of new homes. Too many with insufficient infrastructure/roads. The PUSH work on housing need has a part to play but it is for FBC to have the last word on the strategy.	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded. Councils have a responsibility to address the housing need as part of the NPPF.
The housing need numbers used are far too high given that the population in 2036 is projected to be around 13,000 greater and planning housing numbers are 11,300. This is almost one person per property. Brexit may also have implications with decreased immigration.	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded. Councils have a responsibility to address the housing need as part of the NPPF.
The policy should include a clause requiring more 1 and 2 bedroom properties and more to support young people trying to get on the property ladder. Too many of the homes getting built are 3 and 4 bedrooms.	The market to some extent responds to the need and affordable housing need will be negotiated having regard to the need and tenures sought. A prescriptive policy is not ideal as some sites suit predominately or all 1 and 2 bed, whereas other sites can suit larger family sized dwellings.
Objection on the basis that there is no understanding as to how the quantity of the houses required was calculated and then subsequently amended.	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded. Councils have a responsibility to address the housing need as part of the NPPF.
Homes are not affordable and many bought as 'buy to let'.	Noted but the Council have limited powers to control the tenure of private market housing. The private rented sector also plays an important part in housing provision for those who often cannot, or do not wish to, buy.
The PUSH Spatial Position Statement expects there to be a shortfall of 6,300 dwellings on the mainland until 2034. This shortfall needs to be addressed prior to submissions of the Local Plan. (WYG on behalf of Bargate Homes).	Local Plan progression will include discussions with neighbouring authorities as appropriate, having regard to the new requirement of Statement of Common Ground in the NPPF.
The housing provision goes against the accepted concept that any major housing development would be at Welborne. Development at Welborne should be brought forward more quickly. (Fareham Constituency Labour Party).	Despite the delays at Welborne the housing requirements had changed and have since changed again under the Standard Methodology for housing need and therefore previously anticipated housing provision (focused on Welborne) is no longer applicable.



Too much emphasis on meeting government targets rather than true town planning.	This policy seeks to address the overall housing requirement. When read as a whole the Plan seeks to address other matters important for good place making/town planning.
Establishing housing need should be left until after Brexit as this may change things considerably.	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded. Councils have a responsibility to address the housing need as part of the NPPF.
The policy should include a clause banning second home ownership (as done in St. Ives Cornwall).	Second home ownership is not the distinct issue in Fareham Borough as it is in St.Ives and therefore such an approach is not considered justified or appropriate in Fareham Borough.
The population increase should be slowed to reduce housing need.	Councils are unable to control population increase, whether that be birth/death rates and/or migration.
If we need new housing so badly then why are the new build homes not selling?	We are not aware of new homes that developers have been unable to sell.
The only type of housing that should be built is Council [affordable] housing.	The funding is not available to deliver purely affordable housing and Council's must address all housing need with includes that of the private market.
<i>Support</i>	
Support the Draft Local Plan 2036 in that it marginally exceeds OAN and also meets the requirements of the PUSH Spatial Position Statement. Support for this policy approach follows a constructive meeting under Duty to Cooperate obligations held in June 2017. (Eastleigh Borough Council).	Support noted.
Note PUSH OAN and Spatial Position Statement requirement is exceeded. Support intention to provide flexibility, to provide greater certainty in meeting housing requirements, and incorporate the accelerated delivery effectively brought forward by the PUSH SPS. (Test Valley Borough Council).	Support noted.
Support the provision of additional housing and its potential to help young people access a home.	Support noted.
Understand and support the need for homes and given the delays to Welborne the Council have done well to identify sites to meet the current	Support noted.

target. Believe that there should be no further encroachment as breathing space and resources for wildlife are needed.	
Support the housing building programme.	Support noted.
Support paragraph 5.25 and not prescribing a specific mix.	Support noted.
<i>Comment</i>	
A detailed housing trajectory should be included in the plan showing delivery site by site.	Noted. This will be appropriate and more accurate as the plan progresses.
Noted that FBC is seeking to identify sufficient housing sites to meet its need in the PUSH SHMA 2016 update but this would not meet the need proposed under the Standard Methodology. No stone should be left unturned to meet this new need. (Havant Borough Council).	At the time of Regulation 18 publication the Draft NPPF had not even been published (subsequently published for consultation in March 2018). The Draft Plan had therefore been prepared and published in the context at the time when the details and principles of the Standard Methodology were in their infancy.
Note PUSH OAN and Spatial Position Statement requirement is exceeded. Additional provision on new homes welcome with regard to environmental constraints that limit capacity to address the needs of the Southampton HMA in the west of the HMA. More homes will be needed for Fareham under the standardised methodology. (New Forest District Council).	Noted.
In light of the potential new standard methodology FBC should consider whether there is the potential for any additional housing sites which are suitable, available and achievable. (Gosport Borough Council).	Noted.
Noted that the Draft Plan meets the housing requirement set out in the PUSH Spatial Position Statement but it should actively seek opportunities to identify additional housing potential to address the shortfall. (Winchester City Council and Portsmouth City Council).	The revised NPPF and the requirement for Statements of Common Ground will be used as appropriate.
It may be necessary to plan for a higher housing requirement to meet the Standard Methodology. (Winchester City Council).	Noted.
Recognise that the Draft Plan meets the SHMA OAN (2016) by over 7% and that the sources of housing supply exceed the H1 requirement of 11,300 dwellings. Important to recognise that the PUSH Spatial Position Statement (paragraph 5.30) identifies a shortfall of 6,300 dwellings (shortfall greater in the Portsmouth HMA than Southampton HMA). The overprovision in the Draft Plan reduces the mainland shortfall by 800 dwellings but if the remaining	Noted.

shortfall cannot be demonstrated elsewhere than the Fareham plan may be deemed unsound. (Gosport Borough Council).	
Currently there is a lack of clarity of why the PUSH Spatial Position Statement and the PUSH SHMA (2016) figures vary. (CPRE).	This is explained in the PUSH Spatial Position Statement which follows the PUSH SHMA. With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded. Councils have a responsibility to address the housing need as part of the NPPF.
Comments relating to the emerging Standard Methodology and how it effectively incorporates an oversupply to need to bring house prices down which is a simplistic approach to house pricing that ignores other factors. (CPRE).	This would be a matter to raise with MHCLG and is not a matter for Fareham Borough Council who have a responsibility to meet the requirements of the NPPF.
Under the PUSH OAN or Spatial Position Statement it appears that Fareham are expected to take more than its own indigenous need should suggest. (CPRE).	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded. Councils have a responsibility to address the housing need as part of the NPPF.
The housing allocations only slightly exceed the housing requirement which does not enable sites to be excluded without causing problems with the overall housing supply. (The Fareham Society).	Noted. It is agreed that flexibility in achieving the housing requirement is important.
The Welborne development was originally a separate target to the rest of the borough. It is not clear at what point the figures from Welborne were integrated into the borough wide figure.	The delivery from Welborne falls within the administrative boundaries of Fareham Borough and therefore count toward the housing need of the borough.
<b>Representations on Policy H2 (Provision of Affordable Housing)</b>	
Number of representations on policy: 25	Objection: 8
	Support: 3
	Comment: 14
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Affordable housing is not affordable for people on benefits, living in hostels and even for many working young people.	Affordability of new homes is recognised as an issue and Local Plans seek to address the housing needs for a variety of groups and a variety of tenures.

The opportunity for developers to push viability arguments and seek provision less than the policy requirement is too strong. The policy should be amended to reflect the authority's absolute determination to obtain 30% affordable housing.	The consideration of viability as part of developer contributions is a key part of national planning policy and therefore the ability to consider viability is an important part of the policy approach.
It is not considered appropriate to be seeking a contribution from older people's accommodation towards affordable housing. This is a specialist provision which is already making an important contribution to the specialist housing needs of Fareham. (Gladman Developments Ltd.).	Although older person's accommodation is important it does not automatically negate or prevent it from being capable of contributing to the provision of affordable housing. Flexibility to support contributions in lieu of on-site provision is incorporated to recognise that the nature of schemes may not always suit the inclusion of affordable housing on-site.
Paragraph 5.15 (clawback clause) is contrary to PPG which makes it clear that 'planning applications should be considered in today's circumstances' unless a scheme phases over the medium/long term. Also in other guidance. This proposed review/clawback mechanism should not apply to single phased development. (McCarthy and Stone Retirement Lifestyles Ltd).	Noted. The policy has been revised for the Publication Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
The affordable housing requirement applying to ageing care or older persons housing should be made clear that it only applies to accommodation falling within Use Class C3 and not C2. C3 is already more viable than C2.	Noted. The policy has been revised for the Publication Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
As all the properties built are 3 or 4+ bedroom they will not be affordable. Lack of affordable housing provided in general whereby it is not truly affordable.	Noted. Affordable needs covers a range of dwellings size and the affordable provision required has been set out in a revised affordable housing policy in the Publication Local Plan.
Concern whether homes will be provided for local people first.	Affordable homes delivered as part of this policy will in most instances be allocated from the Council's waiting list having regard to the appropriate Allocations Policy applicable at the time.
<b>Support</b>	
Build affordable housing in all areas to support young/working adults onto the property ladder.	Support noted.
Support the acknowledgement of the 11 or more unit threshold for affordable housing as per PPG. (WYG on behalf of Bargate Homes & WYG on behalf of Linden Homes).	Support noted.



The 30% requirement is well evidenced and considered robust. (WYG on behalf of Bargate Homes & WYG on behalf of Linden Homes).	Support noted.
The acknowledgement of viability is welcomed and enables sufficient flexibility in the policy approach. (WYG on behalf of Bargate Homes).	Support noted.
Support the requirement for 10% to be affordable home ownership.	Support noted.
<i>Comment</i>	
Greater clarity is required on the 10% home ownership required and how this affects the notional 65:35 split. Greater clarity on tenure split required. (WYG on behalf of Bargate Homes & WYG on behalf of Linden Homes).	Noted. The policy has been revised for the Regulation 19 Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
An upward adjustment in the overall housing figure will help address the specific affordable need. (Persimmon Homes)	With the introduction of the Standard Methodology to establish housing need in the revised NPPF the relevance of these comments has been superseded.
Support the underlying evidence base but do not consider the policy to be ambitious enough, and a lower threshold than 11 dwellings should be set, perhaps on a sliding scale. (CPRE).	Noted. The policy has been revised for the Regulation 19 Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
Support the intention to provide affordable housing but would encourage provision closer to the existing target of 40% on strategic sites. (Public Health England in Hampshire County Council response).	Noted. The policy has been revised for the Regulation 19 Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
Gosport has been able to achieve 40% affordable provision on numerous sites, FBC may wish to consider seeking a higher proportion of affordable housing. This may require reassessing the assumptions made as part of the viability evidence. (Gosport Borough Council).	Noted. The policy has been revised for the Regulation 19 Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
Paragraph 5.18 requirement to start negotiations at a 65:35 mix is a pragmatic guideline but recognition of other tenures (such as the hybrid tenure of rent to buy) should be acknowledged and flexibility built in.	Noted. The policy has been revised for the Regulation 19 Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
There is not enough transparency in the number/scale of affordable housing that a developer ends up providing.	Noted. The policy has been revised for the Regulation 19 Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
More higher density low cost housing is required.	Noted. Affordable needs covers a range of dwellings size/types and the affordable provision required has been set out in a revised affordable housing policy in the Publication Local Plan.

It is not clear what percentage of social housing will be provided. Any provided should remain as social housing forever.	Noted. The policy has been revised for the Regulation 19 Local Plan in line with updated evidence, and therefore the relevance of these comments have been superseded.
Affordable housing should be state owned to ensure it remains affordable.	Noted. This would be a matter to raise with the Government and is not a matter for Fareham Borough Council.
Site omitted from the plan could make a policy compliant and provide for the early delivery of affordable homes. (in relation to application for a site at Old Street, Stubbington – WYG on behalf of Bargate Homes).	Noted. Site assessed by officers to establish suitability availability and achievability. In this instance the site is not considered suitable based on ecological advice, being adjacent to Titchfield Haven and as it forms part of the Meon Valley valued landscape.
<b>Representations on Policy H3 (Affordable Housing Exception Sites)</b>	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	
<i>Support</i>	
None.	
<i>Comment</i>	
Welcome and support criterion (c) but would prefer it to be reworded to 'it is sensitively located and designed to reflect the character of the neighbouring settlement, to minimise any adverse impact on the landscape, and, if relevant, the Strategic Gaps, and to avoid any adverse impacts on the significance of heritage assets'. (Historic England).	Noted. The policy should be read in conjunction with other policies in the Local Plan. Strategic Policy HE1 of the Regulation 19 Local Plan refers to the 'significance of heritage assets' in relation to development.

Representations on Policy H4 (Adaptable and Accessible Dwellings)	
Number of representations on policy: 4	Objection: 2
	Support: 0
	Comment: 2
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Concern that sites HA1, 3 and & do not adequately address the requirements of Policy H4.	Noted.
Concern that there is a lack of reference to the type and amount of specialist and older persons accommodation in Site Allocations HA1, 3 or 7.	Noted.
<i>Support</i>	
None.	
<i>Comment</i>	
Ageing population is an issue in Fareham. It would be useful to consider forecasts of the older population beyond 2011. The HCC Small Area Population Forecasts show that by 2023 a quarter of the population would be over 65. Whilst Public Health supports the requirement to build 15% of new homes to Category 2 Standards, we would suggest the Council be more ambitious and set a higher percentage in order to secure more adaptable dwellings. (Hampshire County Council – Public Health).	The Pre-submission Local Plan includes up to date forecasts of the older population of Fareham. The requirement to build 15% of new homes to a Category 2 standard has been tested in the Council's Viability Assessment (2019).
Concur with paragraph 5.39 that the full implications of Category 3 provision should be tested due to cost implications. Would suggest the policy includes flexibility to set aside or reduce standards on grounds of viability. (Home Builder Federation) and (WYG on behalf of 3 landowners).	Category 3 provision has been tested in the Council's Viability Assessment (2019).

Representations on Policy H5 (Older Persons' and Specialist Housing Provision)	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
None.	
<i>Support</i>	
None.	
<i>Comment</i>	
Disappointing that there is no definitive or robust plans to provide warden controlled housing, rest homes and/or nursing homes.	Noted.
Welcome the inclusion of the policy but suggest revised wording to emphasise the support for these forms of accommodation and lifetime homes. (McCarthy and Stone Retirement Lifestyles Ltd).	Lifetime homes is now extant, and Part M of Building Regulations is relevant. Policy HP7 covers the relevant categories of the Building Regulations which requires a percentage on new dwellings.
Representations on Policy H6 (Loss of Older Persons' and Specialist Housing Provision)	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 0
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
None	
<i>Support</i>	
None.	
<i>Comment</i>	
None.	



Representations on Policy H7 (Self and Custom Build Homes)	
Number of representations on policy: 8	Objection: 6
	Support: 0
	Comment: 2
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Self and Custom Build should be considered as a need on top of Objectively Assessed Housing Needs (OAHN) and therefore Policy H7 is flawed as the implication will be that it diminishes the contribution of sites toward OAHN. Plots could also be left empty if demand does not exist or those on the register don't have the ability to own their own homes. (WYG on behalf of 4 developers/promoters).	Policy tackles empty plots as states plots which are marketed appropriately but not sold within 12 months of initial promotion may revert to market housing.
The policy should be more flexible, for example proportion of plots should reflect the need demonstrated on the register (including location of need). (WYG on behalf of 4 developers/promoters).	Policy support text states future need will continue to be gathered from the register and will be monitored through the Council's Authority Monitoring Report.
The Adams Hendry evidence (2017) is out of date as the need now far exceeds that in the paper. (WYG on behalf of 4 developers/promoters).	Self and custom build background paper prepared to provide up to date information on Borough need and delivery.
PPG (paragraph 57-025) sets out that Councils should encourage landowners to consider the provision of self-build plots. The approach to this policy goes beyond encouragement and requires provision. If a specific quota is applied then it should be the starting point for negotiation. (WYG on behalf of 4 developers/promoters).	PPG Para 023 states Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
The policy does not give adequate consideration of sites containing listed buildings or where the form of development (i.e. apartment blocks) militates against self or custom build homes. Wording should include 'where appropriate in the context of the form, and scale of development proposed...' (Turley on behalf of Southampton Solent University).	Apartment developments would not be a barrier to Self and Custom Build. Policy supporting text does state There may be instances that other sites are exempt from the requirements of Policy H7 where the site size and density make it unsuitable for self/custom build provision. Any such instances will be considered on their merits.

The policy approach will result in an overprovision and is not justified. On large schemes the policy requirement will impact phasing, add S106 complications and slow completions. It will also create problems in reserved matters lapsing. Viability testing also required. (Persimmon Homes).	Policy has been viability tested (see viability assessment of local plan) Policy support text states future need will continue to be gathered from the register and will be monitored through the Council's Authority Monitoring Report.
The need for self and custom build should be met through specific sites (Persimmon Homes).	Specific sites are allocated in the local plan (e.g. Bye Road)
<b>Support</b>	
None.	
<b>Comment</b>	
Welcome the inclusion of the policy which is in line with current government objectives. Would recommend the policy includes an element of flexibility on the basis of viability to ensure the site is not delayed or prevented from coming forward. The requirement should be tested through Local Plan viability evidence to look at cumulative impacts. Policy needs to include a mechanism whereby if the plots are not taken up within a certain time frame they revert back to market housing.	Policy support text states There may be instances that other sites are exempt from the requirements of the self-build policy, where the site size and density make it unsuitable for self/custom build provision. Any such instances will be considered on their merits.
As part of a planning application, Bargate Homes have agreed to consider the provision of 5% of plots as self/custom build. (WYG on behalf of Bargate Homes).	Noted.
<b>Representations on Policy H8 (Houses in Multiple Occupation (HMOs))</b>	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<b>Objections</b>	
None.	
<b>Support</b>	
None.	
<b>Comment</b>	

We would welcome the specific inclusion of the need for cycle parking/storage provision for HMOs to ensure it will apply. (Hampshire County Council – Public Health).	The HMO policy has been removed from the plan.
<b>Representations on Policy H9 (Self-contained Annexes and Extensions)</b>	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 0
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	
<i>Support</i>	
None.	
<i>Comment</i>	
None.	
<b>Representations on Policy H10 (Gypsies, Travellers and Travelling Showpeople)</b>	
Number of representations on policy:	Objection: 0
	Support: 1
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	
<i>Support</i>	
Support for bullet point f) especially the reference to sewage disposal. Ensuring this is done properly is essential to prevent pollution of the water environment. (Environment Agency).	Support Noted.
<i>Comment</i>	
Welcome the policy. However, Winchester City Council have a shortage of travelling showpersons' accommodation and this should be acknowledged as an identified need within the terms of Policy H10 allowing a permissive approach to any sites that come forward. (Winchester City Council).	Noted

Welcome and support criterion (c) although we would prefer the criterion to read as '... that cannot be avoided or satisfactorily mitigated and/or compensated;' (Historic England).	Noted.
The need for 3 additional pitches in the next 5 years seems rather unlikely that this will be valid [fulfil need] up until 2036.	Noted.
<b>Representations on Policy H11 (Development Proposals within Solent Breezes Holiday Park)</b>	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	
<i>Support</i>	
None.	
<i>Comment</i>	
<p>Hampshire County Council has a statutory responsibility as the Highway Authority for Public Rights of Way, in addition the Countryside Service manages Countryside Sites and Country Parks throughout Hampshire. HCC Countryside Services therefore request the following amendment to this policy:</p> <p><i>d) "Where it can be demonstrated that the proposal will not have an adverse impact on the Solent and Southampton Water Special Protection Area (SPA) and the <u>rights of way network</u>." (Hampshire County Council Countryside Services)</i></p>	Noted. Suggested wording added to policy.



Representations on Policy E1: Strategic Employment Land Provision	
Number of representations on policy:	Objection: 2
	Support: 0
	Comment: 0
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Shortfall in office provision is a concern – likely to result in increased congestion arising from longer commuting to other locations.	Updated Policy and Evidence base shows no shortfall in office provision.
Employment areas need to be supported with schools and doctors.	The full range of infrastructure requirements to support Local Plan growth is identified within the Infrastructure Delivery Plan.
<i>Support</i>	
None	
<i>Comment</i>	
None	
Representations on Policy E2: Employment Allocations	
Number of representations on policy:	Objection: 2
	Support: 2
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
PUSH employment evidence is not a sound methodology for the needs of local firms and for inward investment.	Updated evidence base undertaken by Lambert Smith Hampton as part of the Reg 18 supplementary work. Need based on local assessment of three factors: annual take up, available land supply and additional growth required to fulfil employment targets.
Supply outside of Daedalus is very limited, with only small and difficult allocations, until Welborne becomes available.	Policy acknowledges reliance on Daedalus and Welborne delivery. Daedalus is already delivering floorspace and will be allocated to allow further expansion/intensification. Policy E3

	will also support the further intensification of existing designated employment areas.
Need to provide for logistics land.	Site allocations identify sites for Logistics land.
Need to increase the supply of commercial land readily available for the short term.	Three sites identified within the supply will provide employment floorspace in the early years of the Plan: Daedalus, Solent 2 and Standard Way.
No discussion of the logistics requirement for Fareham and no provision made.	Logistics requirements catered for through allocations.
Object to the deallocation of Little Park Farm in Segensworth as a solution to significantly improve the highway access to the site has been developed and scheduled, making the site significantly more deliverable and commercially attractive.	The site has been deallocated meaning that the Council is not dependent on it being delivered in order to meet its employment land requirements. However, the full extent of the site has been classed as an existing employment site due to existing uses already in situ, and as such will be identified and listed within the policy supportive of employment uses in such areas.
Objection to the exclusion of the Extension to Spurlings Industrial Estate (J11 – M27) as an employment allocation; <ul style="list-style-type: none"> <li>- significant occupier demand</li> <li>- would address current/ short-term lack of supply of storage and distribution space</li> <li>- would provide complimentary employment space to that on offer at Daedalus</li> <li>- scheme is sensitively designed with respect to the landscape constraints</li> <li>- site is highly accessible, financially viable and immediately deliverable.</li> </ul>	Spurlings Road is an existing industrial estate within a proposed employment area designation and is therefore covered by Policy E3. As for an extension, the countryside location means the site scores poorly in terms of public transport and local amenities. The site suffers from low environmental quality despite being in the countryside and is difficult to access for HGV's. It is however within close proximity to the M27 and we anticipate it being retained for employment uses.
Should have a requirement for business buses.	The Infrastructure Delivery Plan identifies infrastructure required to support the delivery of the Local Plan. The Highway Authority advises on public transport provision. Site allocation policies will include reference to transport schemes where applicable.
New employment should be located close to existing centres and residential areas to reduce distances people have to travel to work.	Site allocations and designated employment areas are located throughout the borough, all located within or adjacent to urban areas.
<b>Support</b>	

Principal of providing additional employment floorspace at Daedalus is strongly supported due to the jobs it will create and the investment it will bring to the area. (Gosport Borough Council).	Noted.
Retention of the employment allocation Solent 2 is welcomed and is consistent with the Winchester Local Plan Part 2. (Winchester City Council).	Noted.
<i>Comment</i>	
Significant infrastructure and connectivity issues exist with Daedalus and Welborne.	Stubbington Bypass and Newgate Lane improvements will greatly benefit the connectivity issues previously associated with Daedalus. The Welborne Plan provides for the required mitigation to serve Welborne.
Timeframe for delivery of Welborne is long-term.	Noted. Policy proposes additional allocations and Policy E3 to support short term delivery.
No reference to the Solent LEP's Economic Strategy 2014-20.	Policy E2 has been derived from a refreshed evidence base which aligns to the Economic Strategy and Local Industrial Strategy.
Increase the supply of commercial land by changing housing allocations to economic/commercial where better suited.	Policy E2 allocates sufficient employment provision to meet demand and include flexibility for choice and fluctuations in delivery. The policy highlights how the borough has a significant 'over-supply' of land against these requirements, so it is not considered necessary to look at reallocating existing housing sites for employment use.
Need to bring forward the delivery of commercial land at Welborne.	Employment land at Welborne is phased for 2025 onwards.
Need to recognise the relationship that Daedalus has with respect to Gosport and that development must not prejudice delivery of the waterfront. (Gosport Borough Council).	Noted.
Additional transport evidence required in order to support additional floorspace allocation at Daedalus. (Gosport Borough Council).	Noted.
Specific reference needs to be made in the policy (and Policy SP3) regarding the need for protection of the Strategic Gap with detailed guidance provided as to the design form that development should take. (Gosport Borough Council).	Noted.
Could parts of existing employment allocations at Midpoint 27 and Solent 2 be redistributed to more central – urban locations.	Policy E2 allocates sufficient employment provision to meet demand and include flexibility for choice and fluctuations in

	delivery. The policy highlights how the borough has a significant 'over-supply' of land against these requirements, so it is not considered necessary to look at reallocating existing housing sites for employment use.
<b>Representations on Policy E3 (Employment Areas)</b>	
Number of representations on policy:	Objection: 0
	Support: 1
	Comment: 6
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Support</i>	
Support for identification of Spurlings Industrial Estate as a designated Employment Area.	Noted.
<i>Comment</i>	
The proposed change of Little Park Farm from an employment allocation to an 'employment area' appear inconsistent with the continued allocation of the (greenfield) part in Winchester Local Plan Part 2. (Winchester City Council)	The site has been removed from the allocated sites due to concerns over the access arrangements for the site. By removing it as an allocation, the council is not dependent on it coming forwards to meet its employment requirement. Instead, the entirety of the site will be classed as an existing employment area, covered by policy supportive of employment uses in such circumstances.
Demand for new industrial/warehouse premises around Fareham and close to A27 from local businesses.	Noted.
Suggest policy wording is amended to allow for the extension of existing Employment Areas beyond existing boundaries.	This is not considered to be required. Sufficient space for needs is identified within Policy E2 and E3 allows of expansion and intensification within existing sites.
Flexibility for a broader range of uses requested for Cams Hall – policy E3 too restrictive and preference is not to be covered by E3.	Policy E3 aims to support uses at existing sites and allows for expansions and intensifications. Consider best approach to support and promote existing areas of employment. Change of use considered through the development management process..



Cams Hall has distinctly different characteristics to the wider Cams Estate business park. It is a Grade 2 important heritage asset which requires viable (including non-employment) uses to enable the long-term conservation of it.	Noted. See above.
Needs to be better employment opportunities for people with learning difficulties.	Dealt with outside of the Local Plan.
<b>Representations on Policy E4: Employment Development Outside of the Urban Area</b>	
Number of representations on policy:	Objection: 0
	Support: 1
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	
<i>Support</i>	
Criteria g), h) and i) of policy supported as part of the overall strategy for conserving, enjoying and enhancing the historic environment. (Historic England).	Noted.
<i>Comment</i>	
Request that an additional criteria item, regarding light pollution, is added to the policy.	Added to policy.
Request policy is amended in order to recognise the need for garden centre provision and the likely increased demand there will be for additional garden centre floorspace as a result of new home owners. Furthermore, it should be recognised that garden centres are not suited to town/main centres.	The approach to Garden Centres is covered within the supporting text to Policy E4. E4 itself widened to cover all types of employment generating development as set out in NPPF.
Request for the intensification of garden centre retailing at Abbey Garden Centre through the removal of derelict glasshouses. Site benefits from excellent transport connections, is currently underused and would present opportunities to enhance the setting of its environs.	See comment above.
Hampshire County Council has a statutory responsibility as the Highway Authority for Public Rights of Way, in addition the Countryside Service manages Countryside Sites and Country Parks throughout Hampshire. HCC Countryside Services therefore request the following amendment to this policy:	Added to policy.

All development proposals for employment uses outside of the urban area must: i. Demonstrate that there will be no adverse impact on the environment, landscape, <u>rights of way network</u> , heritage and neighbouring uses; (Hampshire County Council – Countryside Service)	
<b>Representations on Policy E5: Boatyards</b>	
Number of representations on policy:	Objection: 1
	Support: 4
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Objection to criteria which only protects boatyards which are economic – provision should be irrespective of this.	Follow up.
<i>Support</i>	
Support for criteria a) of policy supported as part of the overall strategy for conserving, enjoying and enhancing the historic environment. (Historic England).	Noted.
Support for criteria e) of the policy. (Hampshire County Council Countryside Service)	Noted.
Support for criteria e) – and should be extended to cover all development on the rivers and coast in Fareham, not just boatyards – and particularly views from the sea.	Noted.
Support for policy due to its protection of important marine sites for employment purposes. (Gosport Borough Council)	Noted.
Support Draft Policies in relation to the mooring restrictions areas, boatyard designations, and nature conservation designations (Policies E5 and NE5). (Eastleigh Borough Council)	Noted.
<i>Comment</i>	
Request that an additional criteria item, regarding light pollution, is added to the policy.	Added to policy.

Policy should mirror the Eastleigh Borough Council draft policy on boatyards to ensure a consistent approach along the River Hamble. This should include an additional item “not to jeopardise the safety and ease of navigation on the river or have a detrimental impact on the regime of the river”	Added to policy.
<b>Representations on Policy R1: (Hierarchy of Centres: Protecting the Vitality and Viability of Centres)</b>	
Number of representations on policy:2	Objection: 0
	Support: 2
	Comment: 0
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	None.
<i>Support</i>	
Supports the inclusion of new town centres uses to be ‘designed at a scale and character which reflects the.... Distinctive qualities of the centre. (Historic England)	Support noted.
Approach of policy supported. (Gosport Borough Council)	Support noted.
<i>Comment</i>	
None.	None.
<b>Representations on Policy R2 (Changes of Use)</b>	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 0
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	None.
<i>Support</i>	
None.	None.
<i>Comment</i>	
None.	None.

Representations on Policy R3 (Other Changes in the Centres or Small Parades)	
Number of representations on policy:1	Objection: 0
	Support: 0
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
None.	None.
<i>Support</i>	
None.	None.
<i>Comment</i>	
The policy mentions hot food takeaways but does not mention the negative impact of such outlets on the food environment and potential health outcomes such as obesity. Fareham has higher than average rate of overweight and obese adults. Restriction of hot food takeaways is a method of potentially mitigating this issue. Public health recommends consideration of a policy to restrict new hot food takeaways. (Hampshire County Council – Public Health)	Data from ONS reports on number of hot food takeaways is below the national average. Health background paper provides review.
Representations on Policy R4 (Out of Town Shopping)	
Number of representations on policy:2	Objection: 0
	Support: 2
	Comment: 0
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
None.	None.
<i>Support</i>	
Support criteria (d) and (e) of policy. (Historic England)	Support noted.
Support approach of Impact Assessment requirement. (Gosport Borough Council)	Support noted.
<i>Comment</i>	
None.	None.



Representations on Policy R5 (Local Shops)	
Number of representations on policy: 3	Objection: 2
	Support: 0
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Community facilities and retail is a must on all of the Draft Plan sites.	Retail study provides indication of where retail is required. Draft plan sites allocated to sustainable locations.
Many of the real shops have been lost and the centres are full of cafes, restaurants, phone shops and beauticians.	The health of the centres is positively comparable with the national trends. Changes to shopping habits has had an impact on the types of retail/town centre provision.
<i>Support</i>	
None.	None.
<i>Comment</i>	
There needs to be better retail shops in Fareham that sell DVDs and CDs so that people do not have to visit cities.	Changes to online shopping habits and digital streaming has had an impact on this type of retailer.
Representations on Policy CF1 (Community and Leisure Facilities)	
Number of representations on policy: 12	Objection: 6
	Support: 3
	Comment: 3
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Strong concerns over the pressures that development will put on existing health care facilities – due to already long wait times.	The Council is working with the CCG to ascertain the health infrastructure requirements associated with the Local Plan. These will be set out within the Infrastructure Delivery Plan.
Community facilities and retail floorspace should be provided on all sites allocated in the Local Plan.	Where appropriate such facilities/floorspace will be provided as part of developments of sufficient scale to support them.
Concerns that there are insufficient school places for existing children in the Borough and also that there will be insufficient places to accommodate children from any proposed development.	The Council is working with the Education Authority to ascertain the education infrastructure requirements

	associated with the Local Plan. These will be set out within the Infrastructure Delivery Plan.
Concerned that there will not be any open spaces remaining in the Borough, particularly for sports/playing pitches.	Open space is a valued local designation and will continue to form part of the local plan policy. Additional sports/playing pitches will be provided as part of growth as identified through the playing pitch strategy and identified within the IDP.
Concern over the amount and speed of development happening in the Borough.	Noted.
Concern that medical facilities, particularly at QA Hospital and the Fareham Community Hospital are overstretched.	The Council is working with the CCG to ascertain the health infrastructure requirements associated with the Local Plan. These will be set out within the Infrastructure Delivery Plan.
Concern over the impacts this policy will have on wildlife in the Borough.	Ecology forms a key determinant and factor in the Local Plan. All proposed allocations are tested through the SA approach and considered by the County Council ecology team. Proactive approach taken within the plan to enhance ecological opportunities by linking existing spaces together.
Concern over the quantity and location of community facilities in the Borough, in particular that there are more facilities located in the west than in the east.	Noted.
<b>Support</b>	
The Theatres Trust welcomes and supports Policy CF1 as it seeks to promote new community and cultural facilities, such as theatres, and therefore reflects the NPPF (Theatres Trust).	Support noted.
We welcome and support criterion b) of Policy CF1 as part of the positive strategy for conserving and enjoying, and a clear strategy for enhancing the historic environment as required by the NPPF (Historic England).	Support noted.
We are pleased to note that the plan provides for Places of Worship within and outside of the urban area boundary.	Support noted
<b>Comment</b>	
It will be important to understand whether the proposed development at Newgate Lane can be sufficiently supported by other community facilities in the vicinity such as health facilities and community hall provision. In particular, whether it will be necessary to provide new facilities as part of the	Noted. The site is no longer allocated in the local plan.

proposed development. Without this information, the proposed development cannot be supported. In addition, it is also considered appropriate for FBC to further assess the community requirements of a development of the scale in HA2 and include such provision within the site allocation. (Gosport Borough Council).	
It is noted that the plan includes a number of policies relating to community facilities and open space which seek to retain and improve existing facilities (Gosport Borough Council).	Noted.
A replacement Fareham Community Centre should be included as a policy requirement.	Noted.
All new development should provide funding towards the provision of additional health facilities. In particular, to ensure that doctors and hospitals can provide additional staff within facilities to meet the needs of proposed new development in the Borough.	Noted.
<b>Representations on Policy CF2 (Community and Leisure Facilities Outside of the Urban Area)</b>	
Number of representations on policy: 2	Objection: 1
	Support: 1
	Comment: 0
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
An additional point on light pollution should be added to criterion b) of the policy (CPRE).	Added.
<i>Support</i>	
Historic England welcomes and supports the inclusion of criterion b) of the policy as part of the positive strategy for conserving and enjoying, and a clear strategy for enhancing the historic environment as required by the NPPF. (Historic England).	Support noted.

Representations on Policy CF3: Loss of a Community Facility	
Number of representations on policy: 2	Objection: 0
	Support: 1
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
None.	None.
<i>Support</i>	
The Theatres Trust Welcomes and Supports this Policy.	Support Noted.
<i>Comment</i>	
<p>In order to be effective, Draft Policy CF3 needs to provide the necessary flexibility to respond to the changing needs of public services providers to continue to ways of providing for such services, including the loss of a facility no longer needed. On this basis, the current draft Policy CF3 is considered unsound as it is not effective in recognising the role of public services and how they function. The requirement for a 12-month marketing assessment to prove that a facility is surplus to requirements can be inappropriate and unhelpful to public service providers such as the County Council. The “loss” of any County Council facility is preceded by a considered assessment that, where it provides a statutory public service, includes an alternative provision strategy that will satisfy criteria (a), (b) and (c) of the draft Policy.</p> <p>In order for Policy CF3 to be sound, it is recommended that it is amended to distinguish between commercially-run and publicly-owned or managed community facilities as set out below.</p> <p><i>New and Existing Community Facilities:</i></p> <p><i>1. Development proposals for new and/or expanded community facility infrastructure will be permitted where:</i></p> <p><i>a. They demonstrate a local need;</i></p> <p><i>b. The scale of the proposed infrastructure is proportionate to the local area;</i></p> <p><i>c. There has been prior local community engagement;</i></p> <p><i>d. They are accessible and inclusive to the local communities they serve; and</i></p>	Added.



<p>e. <i>Appropriate consideration has been given to the shared use, re-use and/or redevelopment of existing buildings in the host community.</i></p> <p>2. <i>Development proposals that would result in the loss of, or have an unacceptable adverse impact upon, an existing community facility, will not be permitted unless:</i></p> <p>a. <i>For commercially run community facilities, evidence is provided of a robust marketing campaign of at least 12 months that clearly demonstrates there is no market demand for the existing use or an equivalent community use; or</i></p> <p>b. <i>For community- or publicly-owned or managed facilities, it can be robustly demonstrated that there is a lack of need for the existing facility, or an equivalent community use, or</i></p> <p>c. <i>Alternative community facilities are provided that are accessible, inclusive and available without causing unreasonable reduction or shortfall in the local service provision.</i></p> <p>(Hampshire County Council – Strategic Planning).</p>	
<b>Representations on Policy CF4 (Educational Facilities Outside of the Urban Area Boundary)</b>	
Number of representations on policy: 3	Objection: 0 Support: 1 Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Support</i>	
Hampshire County Council as a landowner and a public service provider support intentions of the policy in particular paragraph 8.22-8.23. (Hampshire County Council – Strategic Planning).	Support Noted.
<i>Comment</i>	
With the links to Policy to CF6 and in order to be found sound, we request that the supporting text of Policy CF4 acknowledges the role of Section 77 of the School Standards and Framework Act 1998 (5) when it seeks the development of school playing fields to rationalise its land holdings as a means of financing recreational and educational improvements. (Hampshire County Council – Strategic Planning).	Noted. Re-drafted policy wording.

Criterion b) of the draft policy should be amended to allow for comprehensive redevelopment of school facilities or intensification of an existing education use, such as the colocation of schools of significant expansion of a school if justified in the future due to rising populations. This would ensure a positive approach and that the policy is flexible, whilst taking account of an appropriate scale in relation to school development, recognising that each case must be considered on its own merits (The Education and Skills Funding Agency).	Noted. Re-drafted policy wording.
The ESFA supports criterion d) of the draft policy in respect of the loss of playing fields on educational sites will only be justified if they are surplus to requirements or will be adequately replaced elsewhere. The supporting text should include further details on what adequately replaced may constitute. For example, a slight reduction in quantity if justified by improved quality and/or accessibility (The Education and Skills Funding Agency).	Noted. Re-drafted policy wording.
<b>Representations on Policy CF5: Green Infrastructure</b>	
Number of representations on policy: 6	Objection: 0
	Support: 5
	Comment: 1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Object</i>	
None.	None.
<i>Support</i>	
Campaign for Rural England supports this Policy.	Support noted.
Hampshire County Council Countryside Service supports these policies which seek to protect rights of way from fragmentation and harm, unless suitable mitigation is provided (Hampshire County Council).	Support noted.
The Environment Agency supports the inclusion of this Policy	Support noted.
Historic England welcome and supports the reference to the (historic) Forest of Bere in paragraph 8.29.	Support noted.
Natural England fully support this Policy (Natural England)	Support Noted.
<i>Comment</i>	

Natural England advises that the Plan should include policies to ensure protection and enhancement of public rights of way and National Trails, as outlined in paragraph 75 of the NPPF. Recognition should be given to the value of rights of way and access to the natural environment in relation to health and wellbeing and links to the wider green infrastructure network. The plan should seek to link existing rights of way where possible, and provides for new access opportunities. (Natural England).	Public rights of Way are listed under the definition of Green Infrastructure so Policy NE7 covers the protection and enhancement of the Public Rights of Way network within the Borough. The Policy links to GI projects that are included within the PfSH Green Infrastructure Strategy or Fareham Borough Infrastructure Delivery Plan of which there are opportunities to link and create new Public Rights of Way networks.
Policy CF5 (Green Infrastructure) and its supporting text discusses the role of green infrastructure. The historic environment and heritage can have a positive role within green infrastructure and green infrastructure can have a positive role in enhancing the heritage and its enjoyment. This is not acknowledged in the policy wording of Policy CF5. For example the use of open space to protect heritage assets and or their settings, the use of heritage assets within green infrastructure to promote access and enjoyment, the relationship between historically established biodiversity (such as hedgerows and green lanes) with historic landscape character. The ability to use green infrastructure to conserve and enhance access and enjoyment to heritage assets might be acknowledged within the supporting text of policy CF5 towards revealing a positive strategy towards the heritage (Hampshire County Council – Archaeology)	Noted. Reference to the role of GI in conserving, enhancing and promoting better access and enjoyment to heritage assets and historic landscape character has been added into the plan.
<b>Representations on Policy CF6: Provision and Protection of Open Space</b>	
Number of representations on policy: 6	Objection: 0
	Support: 2
	Comment: 4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	None.
<i>Support</i>	
Hampshire County Council supports this Policy.	Support Noted.
Natural England fully support this Policy.	Support Noted.
<i>Comment</i>	

<p>The current wording of Policy CF6 is unsound as it is not sufficiently flexible to respond to the needs of public service providers and local stakeholder plans. In order to be sound, HCC requests that the supporting text acknowledges the role of section 77 of the School Standards Framework Act 1998 when it seeks the development of surplus school playing fields to rationalise its land holdings as a means of financing recreational and educational improvements. A Suggested wording is presented to be included as supporting text to Policy CF6 <i>“In the circumstance where the Education Authority has received approval for the disposal of surplus school playing fields from the Secretary of State, in accordance with Section 77 of the Schools Standards and Framework Act 1998, an exception may be made to this policy where equivalent or greater community benefits are provided”</i>. (Hampshire County Council – Strategic Planning).</p>	<p>Noted. Supporting text amended to reflect suggested changes.</p>
<p>We are concerned that the Council has not set out the specific space requirements for new development within this policy but is proposing to set these out in Supplementary Planning Guidance (SPG). This is not appropriate as SPGs should be used to provide guidance as to the implementation of a policy not set out specific policy requirements. The provision of specific open space standards will impact directly on the delivery of a development, and potentially its viability and so must be considered as being a policy for the development and use of land. As such it is considered essential that specific requirements for an applicant must be tested through the examination in public and not left to be outlined in SPD.</p> <p>A similar situation was recently considered in the case of William Davis Ltd and other vs Charnwood BC. This decision quashed elements of an SPD that provided detail that should have been included in policy as they could be used in the determination of a policy. They were intended as more than guidance for its implementation and need to have been tested at through the Examination in Public. (Home Builders Federation).</p>	<p>Noted</p>
<p>Historic England would welcome and support the inclusion of “of historic significance” in the list of potential attributes of open spaces in paragraph 8.33. (Historic England).</p>	<p>Noted. Supporting text amended to reflect suggested changes.</p>



The plan should avoid building on open space of public value as outlined in paragraph 74 of the NPPF. (Natural England).	Noted.
<b>Representations on Policy NE1: Landscape</b>	
Number of representations on policy:	Objection:0
	Support: 3
	Comment: 4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	
<i>Support</i>	
Historic England welcomes and supports Policy NE1: Landscape. (Historic England).	Support Noted.
The Campaign to Protect Rural England supports Policy NE1: Landscape. (CPRE).	Support Noted.
Natural England welcomes and supports Policy NE1: Landscape. (Natural England)	Support Noted.
<i>Comment</i>	
Historic England would like to see “historic significance” included as an additional consideration as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing the historic environment as required by the NPPF. (Historic England).	Noted.
Hampshire County Council requests the additional Policy wording of “ <u>and Rights of Way</u> ” to bullet point b) of Policy NE1: Landscape. (Hampshire County Council – Countryside Service).	Noted.
Wording of the policy needs to be changed to be consistent with the wording used in National Policy. “Development proposals must <u>protect</u> , enhance and not have <u>significant</u> adverse impacts...” (Hampshire & Isle of Wight Wildlife Trust).	Noted.
Hampshire and Isle of Wight Wildlife Trust are pleased to see the inclusion of this policy however, it is important that as well as having regard for important ‘natural landscape features’ the policy seeks to enhance and reconnect	Noted. Policy references natural landscape features.

ecological networks where they have been compromised. (Hampshire & Isle of Wight Wildlife Trust).	
Although the policy refers to the Borough's rivers and coastline, there is no specific reference to the importance of the River Hamble. The importance of the River Hamble should be referenced. (Bryan Jezeph Consultancy Ltd)	Noted.
Whilst this policy offers protection to the River Hamble and its Valley, it is considered that a more robust approach should be adopted within the plan. It should be much clearer that development within the River Hamble Valley will be carefully scrutinised and permitted only in circumstances where landscape considerations have been carefully weighed and adequately protected. (Bryan Jezeph Consultancy Ltd)	The River Hamble and valley is identified as an Area of Special Landscape Quality in the local plan. It is given proportionate protection in the policy on landscape in the Local Plan.
<b>Representations on Policy NE2: Biodiversity and Nature Conservation</b>	
Number of representations on policy:	Objection: 1
	Support: 2
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
General Concern over the strength of this policy and its ability to protect wildlife and biodiversity from development.	Noted
<i>Support</i>	
The Royal Society for the Protection of Birds welcomes and supports Policy NE2: Biodiversity and Nature Conservation. (RSPB).	Noted
Eastleigh Borough Council supports this draft policy. (Eastleigh Borough Council).	Noted
<i>Comment</i>	
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 <u>deliver net gains in biodiversity, where possible.</u> " (Hampshire & Isle of Wight Wildlife Trust).	Policy has been amended to include mandatory net gains for biodiversity.

The above policy provides protection for all sites within the hierarchy of designations identified in paragraph 9.8. Whilst the supporting text singles out the Chalk Pit in Downend Road for special mention (para 9.12) it makes no reference to the Hamble Valley. (Bryan Jezeph Consultancy Ltd)	Downend Chalk Pit is singled out in paragraph 9.12 because it is a SSSI designated for its geological importance, the only one in the Borough.
The Plan should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity. There should be consideration of geodiversity conservation in terms of any geological sites and features in the wider environment. (Natural England).	Noted. Policy has been amended.
In line with the NPPF and in order to achieve net gain in biodiversity, the following change of wording is proposed "Development proposals should seek to provide opportunities to incorporate biodiversity within the development and <i>provide net gains in biodiversity</i> ". (Natural England).	Noted and policy has been amended to include the forthcoming mandatory requirement for net gain
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. (Natural England).	Noted. Supporting text has been amended to reflect requested changes.
Natural England advises that Policy NE2 includes reference to irreplaceable habitats, such as ancient woodland and veteran trees, to ensure their protection. Natural England and the Forestry Commission have produced standing advice on ancient woodland and veteran trees. (Natural England).	New Policy addressing trees and woodland proposed.
<b>Representations on Policy NE3: Solent Special Protection Areas</b>	
Number of representations on policy:	Objection:0
	Support: 2
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	
<i>Support</i>	
The Royal Society for the Protection of Birds welcomes and supports Policy NE3: Solent Special Protection Areas. (RSPB).	Noted

Eastleigh Borough Council supports this draft policy. (Eastleigh Borough Council).	Noted
<b>Comment</b>	
The Borough council will be aware of the recent work carried out on the update to the 2010 Solent Waders and Brent Goose Strategy (SWBGS). Part of this update will involve changes to the terminology used to classify sites and as such this policy will need to be altered to reflect these changes. (Hampshire & Isle of Wight Wildlife Trust).	Noted. Policy updated to reflect changes.
The SWBGS seeks to provide guidance on mitigation and offsetting where development proposals seek to utilise important sites for Waders and Brent Geese. These proposals include the protection of 'core' and 'primary network' sites along with the creation of sanctuary sites which will be secured and maintained in a favourable condition for perpetuity. This will need to be reflected in the update to Policy NE2. In addition, for the approach taken in the emerging SWBGS to work, the Council needs to identify suitable sites that can be promoted and secured for Waders and Brent Geese through the relevant policies and ensure that developer contributions are sought to fund them. (Hampshire & Isle of Wight Wildlife Trust).	Noted. Policy updated to reflect changes.
The requirement for 3 years' worth of overwintering survey data to establish the importance of a site for Brent Geese and Waders should not be a policy requirement. Providing a survey methodology clearly demonstrates that a site is or is not important to Brent Geese and Waders then it should be acceptable.	Noted. Policy requirements are now in line with the most up-to-date guidance from the Solent Waders and Brent Geese Strategy
It is argued that conducting any further surveys on a site for the purposes of assessing the suitability/importance of the site for BGW is not necessary if it has been clearly justified as being unsuitable for Brent Geese and Waders since the 2010 Solent Waders and Brent Geese Strategy.	Noted. Policy requirements are now in line with the most up-to-date guidance from the Solent Waders and Brent Geese Strategy
The Solent Waders and Brent Goose Strategy (2010) has recently undergone significant work and an update will soon be published. All references in the draft Local Plan to this document, as well as individual site categorisation will therefore need to be reviewed against the updated strategy. (RSPB).	Noted. Policy updated to reflect changes.
It is advised that the approach set out in the updated SWBG strategy to be included in the policies (policy NE3) of the new Local Plan as this will ensure	Noted. Policy updated to reflect changes.



that the key sites for SPA Birds are protected, whilst providing guidance and criteria for mitigating lower use sites should these come forward for development. (Natural England).	
Natural England recommends that the emphasis of the policy wording should reflect that mitigation is required for all development within this 5.6km zone. (Natural England).	Noted. 5.6km is the zone of influence for recreational disturbance.
Consideration should be given to the existing use of sites (both residential and other) where the existing development currently has, or has potential to have an impact on a European Site. The impact of existing uses should be taken into account when considering the mitigation to be requested from residential re-development and should be factored in to any request for mitigation contributions as a result of development. (Turley on behalf of Southampton Solent University).	The Council acts in accordance with the requirements and provisions of the Habitats Regulations when determining likely significant effects arising from development on internationally protected sites.
<b>Representations on Policy NE4: Coastal Change Management Areas</b>	
Number of representations on policy: 2	Objection:0
	Support: 1
	Comment: 1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None.	
<i>Support</i>	
Historic England supports the reference to historic environment in paragraph 9.27. (Historic England).	Support Noted.
<i>Comment</i>	
Proposed additional policy wording to Policy NE4: Coastal Change Management Areas "Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the relevant Shoreline Management Plan and that there will be no severe adverse impact on the environment, <u>the English Coast Path, and the rights of way network</u> ". (Hampshire County Council – Countryside Service).	Noted. Policy Amended with additional wording.

Representations on Policy NE5: New Moorings	
Number of representations on policy:	Objection:0
	Support: 2
	Comment: 4
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
None.	
<i>Support</i>	
The River Hamble Harbour Authority supports the inclusion of "...The advice of the River Hamble Harbour Authority should be sought on all development proposals which could impact on safety or navigation within the River Hamble".	Noted.
Support Draft Policies in relation to the mooring restrictions areas, boatyard designations, and nature conservation designations (Policies E5 and NE5). (Eastleigh Borough Council).	Noted.
The River Hamble Mooring Association supports this draft policy.	Noted.
<i>Comment</i>	
Suggested additional policy wording to NE5: New Moorings "New moorings will be permitted provided that they are located outside of the Mooring Restricted Areas (as shown on the Policies Map) and where it can be demonstrated that they would not have a significant adverse impact on <u>the Solent Ramsar, Solent SPA and SAC</u> ". (Hampshire & Isle of Wight Wildlife Trust).	Noted. Using the term internationally designated sites to ensure policy wording is future proofed against any amendments or additions to designated sites such as the new inclusion of the Solent and Dorset Coast SPA as an example.
Many mooring locations are only with Special Areas of Conservation sites and close to SPAs. Therefore, the policy should ideally extend to include SACs. (River Hamble Harbour Authority).	Noted.
It would be helpful to clarify if single mid-stream pontoons are included or excluded within the definition of 'moorings' in paragraph 9.38. If such pontoons are included in the definition of 'moorings', then this casts doubt on the ability to install or replace one within a Mooring Restriction Area (MRA). If mid-stream single pontoons are excluded from the definition then this provides clarity that this facility for 'securing a vessel' would still be permitted	For clarification purposes, the term "mooring" includes <u>all facilities for securing yachts and other vessels</u> , including berths at marinas. The policy makes clear the circumstances where the replacement or relocation of an existing moorings within a MRA will be permitted.

in an MRA, as is the case currently where the Council as well as Eastleigh Borough Council has previously granted planning permission for new single mid-stream pontoons in MRAs. (River Hamble Harbour Authority).	
Moorings should not be allowed to become marinas with continuous pontoons since this results in much greater area of the seabed suffering solar shadowing effects, always in the same place when compared with buoy or pile moorings.	Noted. Proposals for new moorings need to ensure that they do not result on likely significant effects on internationally designated sites. This part of the policy in combination with NE2 will stop continuous pontoons causing likely significant effects such as solar shadowing effects.
<p>Fareham and Eastleigh share a common boundary down the River Hamble. Policies relating to the River should be aligned to ensure a consistent approach to new moorings. The proposed policy wording below would ensure consistency with Eastleigh Borough Council's draft Plan relating to new moorings. "Within Mooring Restriction Areas, the replacement or relocation of existing moorings will be permitted where there are no alternative locations outside these areas and the proposal will improve navigation and the overall appearance of the area provided that they do not:</p> <ul style="list-style-type: none"> <li>• Impede the movement of craft or otherwise compromise navigational safety on the river</li> <li>• Disrupt existing recreational users or areas where there is existing or proposed public access.</li> <li>• Adversely affect the nature conservation, landscape or heritage value of the River Hamble"</li> </ul>	Noted. Policy amended to be consistent with Eastleigh's emerging Local Plan.
Paragraph 9.39 should be amended to read "...development of the site has the potential to result in significant effects on European <u>or British Sites</u> ". (River Hamble Mooring Association).	Noted. The sites are designated for their importance at an international scale.
<b>Representations on Policy D1 (High Quality Design)</b>	
Number of representations on policy:	Objection: 0
	Support: 3
	Comment: 8

Issues Raised	Fareham Borough Council Response
<b>Support</b>	
Supports the Local Plan in Principle.	Noted.
Historic England welcomes and supports Policy D1 especially criterion a) and paragraphs 10.3 – 10.8 and 10.19 – 10.25 as part of the positive strategy for conserving and enjoying, and a clear strategy for enhancing the historic environment as required by the NPPF. (Historic England).	Noted.
HCC Countryside Service supports criteria d) in prioritising pedestrian and cycle access. (Hampshire County Council – Highway Authority for Public Rights of Way).	Noted.
We support HCC's suggestions for the creation of new bridleways as part of the green infrastructure for Welborne. (British Horse Society)	Noted.
<b>Comment</b>	
The area includes a number of drainage ditches which are part of the River Alver catchment. It will be important to understand the impact of any development on potential for surface water flooding in the vicinity and the water quality of the River Alver (Gosport Borough Council).	Noted. Any potential impacts from development will be identified through SFRA and site specific proposals. Adjust policy to reflect the need for development drainage systems to avoid unacceptable detrimental impacts upon water quality, biodiversity and movement
It is suggested that FBC amends the supporting text of the policy by deleting text from paragraph 10.13 in relation to the provision of SUDs and substituting with the following text: "All planning applications for major development are required to ensure that sustainable drainage systems are used for the management of surface water unless demonstrated to be inappropriate. All new developments in areas at risk of flooding must give priority to the use of sustainable drainage systems. Details relating to surface water run-off will be addressed should be provided, in accordance with Lead Local Flood Authority Advice, for major proposals and instances involving minor developments where surface run-off is a concern. (Hampshire County Council – Strategic Planning).	Reference to Suds will be adjusted to reflect updated NPPF/G and national design guidance
Paragraph 10.13 is confusing to the reader as it confuses different aspects of flood risk management. If the intention is for this section to address several different ways of managing various sources of flooding then it needs to be expanded to address each of the separate issues in turn. It needs to be clear	Noted. To be addressed future re flood risk policy,



that this paragraph is referring only to the management of surface water flood risk within sites. As stated previously in other representations, the inclusion of a flood risk policy should be considered. (Environment Agency).	
Historic England would like to see a reference to 'historically significant features' added to 'valued trees' and 'landscape features' in paragraph 10.8 as features to be retained in new development. (Historic England).	<p>Para 10.8 - Valued trees and landscape features should be retained where possible or provided as part of a new development and support the overall quality of a scheme and maintain features of importance.</p> <p>Agreed. This paragraph needs updating to provide clarity and greater certainty. 'Valued' and 'significant' are subject to varied interpretation. The important emphasis needs to be upon retention <b>and</b> incorporation of trees and other assets in a <u>meaningful way</u>....that supports the holistic quality place agenda, including air quality, biodiversity net gain, visual 'delight' (attractiveness); identity and character and ensuring connections.</p> <p>Streets trees and landscaping 'improve air quality and contribute to biodiversity'(NDG) Significance and setting of heritage assets and any other specific features that merit conserving and enhancing (NDG identity)</p>
We welcome paragraph 10.26 in principle, however, more explanation should be required about what assets are at risk and why, and could be expanded to refer to alternative courses of action to address heritage assets at risk. (Historic England).	Agreed. Reference need not be made to specific use of Article 4. At risk registers cover assets that require major renovation, which cannot be secured through article 4 directions (removal of pd rights)
Concern over the additional waste that will be created by households from new developments, especially at Welborne. Particularly concerned that the existing facilities, including the household waste recycling centres will not be able to cope with the additional waste and recycling created. A more holistic approach, such as the bring-bank and glass banks should be a requirement of new development.	Storage of waste is part of the consideration of planning applications. D1 (e) refers to on site incorporation. Recycling centre capacity will be delivered through strategic HCC infrastructure planning. Contributions towards new or expanded facilities will be addressed through a new Infrastructure Delivery policy elsewhere in the plan.

Hampshire County Council as the waste disposal authority note that there is a very limited mention of waste or recycling within the Draft Local Plan. There should be recognition of the importance of this infrastructure alongside those contained within the document. There is no reference in the supporting text for Policy D1 in respect of the need for infrastructure to process resulting waste material. (Hampshire County Council – Strategic Planning).	See above. Reference can be added.
Concern that the current Public Rights of Way network in the Borough is fragmented. Thought should be given by the Council as to how connectivity could be re-established to allow non-motorised users to navigate around the Borough, such as creating more shared routes. (British Horse Society).	New PROW will be considered as part of developments as they are planned and delivered. Connecting fragmented routes will be part of this process where applicable. D1 ( c ) seeks appropriate connections for all modes of travel. The issue of shared routes will be a detailed matter, but it is important the required space is designed and accounted for at an early stage.
Concern that there is a lack of bridleways in the Borough and a lack of parking for horse boxes and trailers where there is access to safe off-road riding. Specific issues in the Borough include negotiating the bridleway underpass between Junctions 9 and 10 if the M27, difficulty in accessing the Meon Valley Trail, the impact of the Stubbington by-pass on horse riders and access to Hill Head from Crofton (British Horse Society).	See above. Beyond development proposals, HCC Countryside services seek to deliver gaps in provision. Transport policies also need to make reference to all modes of travel and connectivity.
<p>We would request the following new routes:</p> <ul style="list-style-type: none"> <li>• Multi user routes at footpaths 71b, 74 and 68.</li> <li>• Multi user route around the perimeter of Daedalus.</li> <li>• Mounting blocks to be positions either side of Bridleway 82.</li> <li>• The classification of footpath 37 as a Bridleway.</li> <li>• The creation of footpaths 16, 15 and 86 into Bridleways.</li> <li>• Reduce the speed limit on Whiteley Lane to 40mph.</li> <li>• Creation of a green loop around Welborne to be used by all non-motorised users.</li> <li>• The creation of multi user routes in open space/green infrastructure areas.</li> </ul>	See above. Beyond development proposals, HCC Countryside seek to deliver gaps in provision. Transport policies also need to make reference to all modes of travel and connectivity.

(British Horse Society)	
Developers have borough sites containing redundant glass houses to use as a land bank to then apply for planning permission for the use of the site for housing. Reference should be made to Section 215 of the TCPA in the supporting text to the policy to ensure that the site is kept/tidied up to a reasonable quality.	Noted. Development Management has been notified regarding use of S215 notices. Any sites seeking planning permission for development, including housing, are subject to local plan policies as to their suitability in planning terms. This includes ensuring that the site is in accordance with the development strategy for the area is sustainably located and designed.
The Council should recycle all plastics with a recycling symbol.	Noted. The Council has a corporate policy and action plan to reduce the use of single use plastics across the borough. Comment passed to Streetscene
The policy should include a requirement for the whole life management and maintenance of any SuDS features installed. In addition, SuDS features should be designed with the additional objectives of enhancing water quality and biodiversity. (Hampshire and Isle of Wight Wildlife Trust).	Noted. Suggest reference is made in h) of policy regarding long term management and maintenance and provision of biodiversity and water quality. Adjust policy to be clear that the extent and design of SuDS is adjusted depending on site conditions. Further description of what suds are could be made to supporting text to give greater clarity.
<b>Representations on Policy D2 (Impact on Living Conditions)</b>	
Number of representations on policy:	Objection: 1
	Support: 0
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<b>Object</b>	
The Council's evidence by THHP sees limited value in requiring space standards on market houses and larger flats (Para. 5.35) This contradicts the inclusion of the requirements in the Draft Plan paragraph 10.15. Given there is no current problem there is no justification. At most it could apply as a minimum dwellings size of 39sqm which would prevent the issues of some 1 bedroom flats falling below standard. In addition, prescribing entry sizes could increase entry level prices having a detrimental impact on first time buyers as mentioned in Council's own viability evidence (Persimmon Homes).	Noted. Data in the Housing Evidence Overview Report (2017) is out of date and has been superseded by the Specialist Housing Needs Background Paper (2020) which provides new evidence on space standards, highlighting particular issues with bedroom sizes of 3-4 bed properties. Further survey work of more recent planning applications will be undertaken.

	The Viability Assessment supports the use of minimum space standards.
<b>Comment</b>	
Any additional traffic on Newgate Lane is likely to have an impact on the Air Quality Management Area (AQMA) at the north end of Newgate Lane and Gosport Road and therefore it would be necessary to include measures mentioned in Policy INF2 specifically to mitigate this impact for this development allocation. (Gosport Borough Council).	Noted. The Newgate Lane Allocation (HA2) is no longer progressing in the Local Plan.
The draft policy should include measures/provide incentives on improving air quality. In particular focusing on the use of public transport such as buses, the use of hybrid and electric vehicles and the use of bikes (including electric bicycles) and walking where appropriate.	Policy D1 will refer to ensuring that development is designed to create places and connections that encourage walking and cycling as alternative methods of movement to the use of the car.
<b>Representations on Policy D3 (Historic Environment)</b>	
Number of representations on policy:	Objection: 1
	Support: 0
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<b>Object</b>	
Concern that allocated sites HA1, HA3 and HA7 do not add to local character and distinctiveness.	The allocations are limited in terms of the extent of detailed requirements for future development, providing a broad approach to future development. The extent of distinctiveness in new design and how this build upon or responds to existing character and distinctiveness will come through detailed design work. There is scope to add reference to Policy DA1 which refers to identity and quality place making for new development.
<b>Comment</b>	
A reference should be included to indicate the positive role that heritage plays, and how that role can be protected and enhanced, and how heritage assets can be greater enjoyed by the communities as a result of implementation of planning policy. The County Council's archaeologist notes	Added to supporting text

that the introductory elements of the Local Plan falls short of defining 'positive strategy' to enhance conservation and enjoyment. For instance, the historic environment can have a positive role within green infrastructure and this is not currently acknowledged in policy CF5. (Hampshire County Council – Strategic Planning).	
<p>The supporting text does not provide any connectivity with archaeological issues which might arise. For example, paragraph 10.23 does not explore the role of mitigation and archaeological recording arising out of harm identified in a heritage statement and through planning policy. HCC recommend an additional sub-clause to address archaeological recording as a mitigation strategy is added to the policy wording of Policy D3 to enhance the effectiveness of the policy. Policy D3 and its supporting text might also place greater emphasis on the presumption of preservation of significant heritage assets, and harm to national important heritage assets being 'wholly exceptional' (NPPF para 132). The County Council therefore recommend the addition of a sub clause as set out below:</p> <p>(e) Significant archaeological remains should normally be preserved, and loss or harm to nationally important archaeological remains should be wholly exceptional. Where public benefit outweighs preservation the planning authority will seek to secure mitigation by excavation, recording and public presentation of the results.</p> <p>These policy principles also should be explored and expanded within the supporting text. (Hampshire County Council – Strategic Planning).</p>	Added to supporting text
The Local plan, whilst acknowledging the role of the heritage assets and the need to conserve and protect, falls short of describing a positive strategy. In addition, the reference to heritage is so closely aligned on the built heritage that, whilst the archaeological heritage is acknowledged, archaeological issues could usefully be more fully explored given their impact on the determination of planning applications (Hampshire County Council – Strategic Planning).	Positive Strategy added



Policy D3 goes some way to fulfilling the NPPF requirements, however, Historic England have a number of concerns related to the Draft Policy. Clarity should be provided in the policy that development proposals which would harm the significance of a designated heritage asset, including the special interest, character and appearance of a Conservation Area, will only be permitted where that is the case or in the circumstances listed in the NPPF. (Historic England).	Added.
A development management policies or policies should be included in the Local Plan setting out the requirements of development proposals and providing a clear indication of how a decision maker should react to a development proposals as required by paragraph 154 of the NPPF. This policy should include criteria for assessing the potential impact of development proposals on the significance of all relevant heritage assets. The policy/policies should reflect the requirement in paragraph 132 of the NPPF that any harm or loss of a heritage asset should require clear and convincing justification, most often in the form of public benefits. The policy should also identify those particular characteristics of each type of heritage asset that should be protected or enhanced through development proposals. (Historic England).	Additions made to policy – justification and requirements added.
We consider the Plan fails to set out an adequate positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment as required by the NPPF and is therefore not sound in this respect. (Historic England).	Chapter now provides positive strategy.
The Council should assess whether or not it should identify any areas where certain types of development might need to be limited or would be inappropriate due to the impact that they might have upon the historic environment, this may include tall buildings. (Historic England).	Noted.
A new policy specifically tailored to listed buildings should be added to the Plan to provided even greater protection to listed buildings, specifically for the Town Centre sites and a number of the allocated sites in the plan (Historic England).	Noted.
<b>Representations on Policy D4 (Coordination of Development and Piecemeal Proposals)</b>	

Number of representations on policy:	Objection: 0
	Support: 2
	Comment: 0
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Support</i>	
HCC as a landowner and public service provider supports the intentions of the policy because it is effective in delivering comprehensive development (Hampshire County Council – Strategic Planning).	Support noted.
GBC supports Policy D4 which aims to ensure a coordinated approach to development, and may be applicable to the development of sites such as Daedalus (Gosport Borough Council).	Support noted
<b>Representations on Policy D5 (Energy and Water Efficiency)</b>	
Number of representations on policy:	Objection: 0
	Support: 1
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Comment</i>	
It is inappropriate that the Council will consider more favourably development that go beyond the requirements of those set out in the Building Regulations. The Council should support development wherever it meets the policy requirements set out in the Local Plan as such paragraph 10.35 should be deleted. (Homes Builders Federation).	Agreed. Paragraph removed.
Southern Water supports FBC's intention to achieve standards of '110 litres per day' but would suggest there is possibly a typographical error and this should state '110 litres per person per day' in order to be consistent with Building Regulations. Furthermore, to ensure sustainable development, Southern Water would more strongly support the target for water efficiency if it could be applied to all new development within the Borough, rather than solely within areas where there are presently water supply issues. This approach is supported by the NPPF. Suggest removal of 'that are located	Amended as per Building Regulations. The wording 'where there are water supply issues' has been removed from the LP in line with SW's comments and the NPPF.

where there are water supply issues' be removed from policy wording. (Southern Water).	
Legislation should be passed that requires all new homes and industrial buildings to have mandatory solar power systems capable of delivering 2500kWh per annum. Electricity, gas and water are precious and more costly to provide.	Noted. This is beyond the capacity of the Council. However, there is a policy in the LP that supports the use of renewable technologies in new development.
Abstraction from the Rivers Test and Itchen has to be reduced to maintain water for conservation.	Noted. This is beyond the capacity of the Council. However, there is a policy in the LP that supports the use of renewable technologies in new development.
Legislation should be passed to ensure higher standard of home insulation is needed to save energy.	Noted. This is beyond the capacity of the Council.
<i>Support</i>	
We support the inclusion of the higher water efficiency standards in this policy this is important not only to help water supply but also for protection of the environment, both species and sites that rely on certain water levels to thrive. There are also key links with foul water disposal, the amount of water that is treated at wastewater treatment works and therefore the capacity of these works to accept new flows. (Environment Agency).	Support noted.
We welcome the adoption by the Borough Council of the optional water efficiency requirement of 110 litres per person per day (l/pppd), which exceeds the Building Regulations requirement of 125l/pppd. We note that the policy states that such measures will be implemented 'where there are water supply issues'; taking a regional view of water resources management would suggest that this definition should apply across the south east, rather than being dependent upon water company boundaries (the 'water stressed' designation). It would seem short-sighted to allow greater water wastage in parts of the Borough simply because the water there is supplied by a different company whose resources are considered to be more reliable. (Hampshire & Isle of Wight Wildlife Trust).	Support noted. The wording 'where there are water supply issues' has been removed from the LP in line with HIWWT's comments and the NPPF.
Local Plans should acknowledge the uncertainty around delivery of water resources over the plan period. Whilst it is not the LPA's remit to plan to deliver water resources, policies requiring a high standard of water efficiency	Covered in Policy D4. Water efficiency standards set in line with Building Regulations (Part G) to cover all new development in the Borough.

and re-use should be adopted within the Southern Water area. Consideration should be given to the use of grey water recycling, efficient appliances and to include policies that encourage the wise use of water in conjunction with the water companies. (Natural England).	
<b>Representations on Policy D6 (Water Resources)</b>	
Number of representations on policy:	Objection: 1
	Support: 0
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Object</i>	
Concern over the consumption of water in the Borough. Abstraction from the Rivers Test and Itchen should be reduced to conserve water.	This is an issue that will be dealt with by the Water Companies rather than the LPA.
<i>Support</i>	
We welcome the recognition of the need to protect and enhance waters within the Borough, which is in line with the requirements of the Water Framework Directive. The lack of reference to this EU Directive suggests that the Local Plan will seek to protect water resources regardless of the situation post-Britain's exit from the European Union; a commitment which we warmly welcome. (Hampshire & Isle of Wight Wildlife Trust).	Support Noted.
<i>Comment</i>	
We are pleased to see the inclusion of this policy but we feel that it should be subsumed into a more holistic water policy that looks at water quality as well as resource. We are especially pleased with the reference to the River Basin Management Plan. The policy makes reference to waste water and the supporting text considers water quality. We feel this should all be compiled into a strong overarching water policy that provides strong guidance on how water as a whole should be considered in new development (Environment Agency).	Water resources and water quality policy have been merged to cover all issues.
Development should follow the Building Regulations H3 (3) requirement to follow a drainage hierarchy, whereby surface water is dealt with separately from foul as a priority, which is line with Southern Water's aim to promote the	To be addressed through a separate policy.

efficient and sustainable use of water resources and waste water assets. (Southern Water).	
The policy fails to address issues of water stress in Southern Hampshire. Historically plans were prepared for the construction of a long-term water storage reservoir south of Romsey, which has not been constructed. Without this water storage, it is unlikely that there will be sufficient water available for the population of Fareham.	Policy D4 incorporates measures to deal with all new developments in the borough (including in water stressed areas).
<b>Representations on INF1 (Infrastructure Delivery)</b>	
<ul style="list-style-type: none"> <li>Number of representations on policy: 188</li> </ul>	Objection: 139
	Support: 5
	Comment: 44
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Strong concerns that development would lead to worsening traffic flow and congestion with particular emphasis to areas where large scale greenfield development is proposed.	Transport Assessment identifies the need for mitigation measures at locations where traffic meets criteria. The Local Plan policy links to TA
Strong concerns that there would be insufficient school places to accommodate children from development with particular emphasis to areas where large scale greenfield development is proposed.	IDP identifies school places needed and requirements for land/contributions. This was informed by consultation with HCC.
Strong concerns over the pressure that development will put on existing doctor's surgeries with particular emphasis to areas where large scale greenfield development is proposed.	IDP identifies health requirements needed and any requirements for land/contributions. This was informed by consultation with CCG.
Concerns over how development would impact upon biodiversity and ecology with some reference to specific areas where large scale greenfield development is proposed.	Dealt with in Natural Environment Chapter.
Concerns raised on the loss of countryside and greenfields with some reference to specific areas where larger scale greenfield development is proposed.	Dealt with in Natural Environment Chapter.
Concern raised about the impact of development upon emergency services including issues around highway accessibility arising from newly proposed development. Engagement with emergency services is therefore required.	IDP identifies emergency services requirements needed and any requirements for land/contributions. This was informed by consultation with service providers.



Concern raised about the impact of development upon the provision of utilities infrastructure (e.g. gas, electric, water, drainage and broadband).	IDP identifies utility services requirements needed and any requirements for land/contributions. This was informed by consultation with utility providers.
Concern that the Plan does not show the corridors needed for utility infrastructure such as water, sewerage, M & HP gas and oil, HV electric and telecoms and their associated functional sites. Sewer systems should be designed to work by gravity not be a series of pumping stations which have long term energy needs. Major roads should not be regarded as these corridors.	IDP identifies utility services requirements needed and any requirements for land/contributions. This was informed by consultation with utility providers.
Concern raised that over the pressure that development will put on existing dentist provision.	IDP identifies health requirements needed and any requirements for land/contributions. This was informed by consultation with CCG.
Concern raised in general terms about the lack of or inadequate infrastructure to support the proposed development strategy.	Local Plan is supported and informed by Infrastructure Delivery Plan. This has been compiled with input from service providers and shows what is needed, when and how it will be funded. The IDP is referred to in the Local Plan policy.
Concern raised that infrastructure won't be provided early on as a priority before any built development is completed or sufficiently progressed.	
Concern that Welborne and supporting infrastructure should be built first before other sites are considered within the Borough.	Welborne infrastructure is phased to meet the needs of the development as it progresses. The site is a fundamental component of local plan housing delivery, but other sites are required to meet housing requirements on an annual basis.
Concern raised that the development strategy will not be supported by an adequate provision of shops, jobs and local services.	Local Plan is supported and informed by Infrastructure Delivery Plan. This has been compiled with input from service providers and shows what is needed, when and how it will be funded. The IDP is referred to in the Local Plan policy. Employment land allocations are part of the Plan, as well as protecting and enhancing existing areas.
Concern that the development strategy is not cohesive or strategically balanced with regards to the associated impacts upon infrastructure (e.g. jobs not near to homes).	
Concern raised about the proposed development strategy and the impact upon social care facilities provision.	IDP identifies social care places needed and requirements for land/contributions. This was informed by consultation with HCC.
Some concern over loss of trees and green infrastructure as a consequence of increased development.	Dealt with in Natural Environment Chapter with a new policy on Tree protection.

Some concern over secondary impacts as a result of oversubscribed health services (e.g. illness / depression / mental health).	The IDP identifies the health requirements needed and any requirements for land/contributions. The council works with the CCG and all other infrastructure providers to assess the requirements as a result of Local Plan development.
The Council must liaise and work with its partner organisations (e.g. Hampshire County Council, Fareham and Gosport CCG, Hampshire County Council across its various statutory infrastructure related services) as far as this is possible. Communication between all other District and Borough Council's is also vital particularly with regards to the provision of locally based infrastructure.	The council works with the County Council, CCG and all other infrastructure providers to assess the requirements as a result of Local Plan development. This is what has informed the IDP and policy requirements. The Council works closely with neighbouring authorities through PfSH arrangements as well as Duty to Cooperate requirements.
No evidence of a joined-up approach taken by the Council with other service providers to plan the delivery of infrastructure that's required (e.g. education provision).	The IDP and DtC Report evidence the partnership working undertaken on the plan.
The need for additional health facilities is not referenced in the CIL 123 List and there is no financial mechanism for collecting contributions towards health facilities.	Where requested and meet the legislative criteria, contributions will be collected via section 106 legal agreements. The need for health contributions is identified in the IDP which is reference in the Local Plan policy.
The building of approximately 3,000 new dwellings will have an impact upon healthcare services. There will be undue pressure placed upon already overstretched services and budgets as a result of an aging population.	IDP will identify health requirements needed and any requirements for land/contributions will be set out in Site Allocation policies. The council works with the CCG and all other infrastructure providers to assess the requirements as a result of Local Plan development.
Increased pressures on health services will place secondary pressures on Hampshire County Council as it seeks to provide an increased number of care packages for the elderly in order to free up bed spaces in primary care facilities such as hospitals. No evidence that the Council has consulted with Hampshire County Council as to how they will address this in the face of limited budgets.	The IDP and DtC report show the evidence of partnership working the Council has undertaken and where the Council has consulted HCC on infrastructure requirements at several points through the Plan process.
Considered unacceptable for the Council to state that health provision must be supplied by the CCG and that education provision must be supplied by Hampshire County Council. By proceeding with these development's, the Council is exacerbating the situation and must take its own share of responsibility or the problems that will be caused by the Plan.	The council works with the CCG and HCC to assess provision and put in place a strategy for delivering the housing requirements in the most effective way in relation to infrastructure. The IDP identifies health requirements needed by the CCG and educational requirements from

	HCC and sets out the case for developer contributions to those schemes where appropriate.
Queen Alexandra Hospital will be unable to cope with increased demand. A new hospital is needed to accommodate for population growth to serve Borough residents.	The IDP identifies the health requirements needed and any requirements for land/contributions. The Council has worked with the CCG and all other infrastructure providers to assess the requirements as a result of Local Plan development.
Too much is being built too quickly which will have implications upon infrastructure already under strain.	The Local Plan is supported and informed by an Infrastructure Delivery Plan. This has been put together with input from infrastructure service providers and shows what is needed, when and how it will be funded. The IDP is part of the policy requirements set out in Local Plan policy TIN4.
Infrastructure won't be able to cope in Portsmouth.	The Council works with its neighbours through Duty to Cooperate to consider cross boundary issues and work on cross boundary projects. Evidence of DtC can be found in the DtC Statement.
There is a lack of shops and community facilities including those located within a suitable catchment to serve residents of new homes particularly in the case of the larger proposed development allocations.	The Local Plan is supported and informed by the Infrastructure Delivery Plan. This has been compiled with input from infrastructure service providers and show what is needed, when and how it will be funded. The IDP has informed Local Plan policy. Site allocation policy will set out where local centres are required to be provided to support developments. Planning has limited influence over what shops locate to new premises or whether they remain there.
There is too much emphasis upon encouraging rather than requiring improvements to infrastructure.	The council requires infrastructure improvements from developers (either through provision or financial contributions) where necessary and requested by infrastructure providers. The IDP process establishes those requirements in partnership with providers.
Street lighting needs improving.	County Council delivers and operates street lighting outside of the planning system.
The Government and developers need to fund infrastructure projects.	Developers will be required to mitigate the impact of their developments by paying developer contributions towards the

	provision of infrastructure. The government invests in infrastructure through its various departments such as DfT.
The Draft Local Plan is insufficient for future travel and communication.	The Local Plan contains a policy on infrastructure provision including transport and utilities including communications. The Council has worked with infrastructure providers to ensure infrastructure requirements are covered within the IDP.
No consideration has been made to building a railway line into Welborne and running a shuttle service into the currently unused bay platform at Fareham Railway Station.	The Council has worked with infrastructure providers to ensure infrastructure requirements are covered within the IDP. Network Rail has worked with the Council in its approach to Welborne, but this is being dealt with through the planning application process.
The Borough needs additional sustainable development of its infrastructure and that includes more residential accommodation. However, the sites identified in the Draft Plan fail to deliver a sustainable solution in respect of its discreet communities and lets down those communities represented.	Noted. The Local Plan is supported by the IDP to identify the infrastructure requirements of growth. The Local Plan policy sets out requirements to ensure delivery of that infrastructure.
There is no evidence of consultation whereby the Hampshire School Places Plan 2017-2019 is still operating on the assumption that the bulk of the houses will be built at Welborne. The School Places Plan 2017-19 makes no provision for schools to serve new developments as proposed in the Draft Plan.	The Local Plan is supported by the IDP which has been compiled in liaison with HCC school places planning team. Consideration has been taken with regards to additional school places across the borough.
The assumption that the expansion of school buildings can be provided for within their existing site footprint is disingenuous. This is because of national policies relating to the protection of playing fields and school land.	The Development Strategy policy on in the Local Plan provides for expansion of school sites. The ability of each individual school to undertaken expansions and alterations will clearly be judged on site by site case.
Much of the commentary under infrastructure doesn't relate to projects or communities.	The IDP sets out projects in relation it settlements.
It's not enough to just have an umbrella policy (Policy INF1). The infrastructure requirements and how they are to be provided and financed should be specified for each major site. (The Fareham Society).	Revised Policy TIN4 now covers infrastructure provision and links to the IDP which sets out requirements in relation to sites.
<i>Support</i>	

Support for the requirement for all new development to deliver the necessary infrastructure that is needed to serve the site and especially the acknowledgement of the role financial contributions have in securing that provision. The delivery of costly, off-site highways, transport and school infrastructure is expected to be funded by the developments that generate that impact (Hampshire County Council).	Support noted.
Support given to the Policy, particularly its reference to phasing in large developments, onsite provision where appropriate, and flexibility in the supporting text on the delivery mechanism. (Education and Skills Funding Agency).	Support noted.
Pleased to see that phasing is a key consideration in this Policy. This may be especially important for wastewater disposal moving forward. (Environment Agency).	Support noted.
Support the requirement for development to provide and/or contribute towards the delivery of new or improved infrastructure. This is in line with Ofwat's view that local infrastructure, such as local sewers, should be funded by the development if this is specifically required to service individual development sites. (Southern Water).	Support noted.
We need new homes.	Support noted.
<i>Comment</i>	
It's important that the Council contact Southern Water to ensure there is capacity both within the sewerage system and at the relevant treatment works to accommodate the quantum of development proposed. Peel Common Waste Water treatment works serves the majority of Fareham Borough and discharges into the Solent which is currently failing under the Water Framework Directive (WFD) for dissolved inorganic nitrate. The PUSH Integrated Water Management Study will also provide further information and evidence in relation to this. (Environment Agency).	Southern Water have been consulted and provided responses to Local Plan consultations and IDP consultations. Where they have made specific requirements these have been included in the site allocation policies.
The Council should also consult with Southern Water to ensure they are confident they can supply water for the quantum of development proposed. The Water Resource Management Plan runs from 2015-2040 and outlines how Southern Water intends to secure its water supply over the 25-year period. This was done in consultation with the Environment Agency. It's suggested that	Southern Water have been consulted and provided responses to Local Plan consultations and IDP consultations. Where they have made specific requirements these have been included in the site allocation policies.



given the challenge water resources present in this area that water efficiency measures are promoted and incorporated in development wherever possible. (Environment Agency).	
Some concern regarding how health services will be impacted in the Fareham area, where anecdotally the length of time to obtain a routine appointment is between five and three weeks. Whilst some of the small pockets of development may be able to be absorbed, some of the larger areas of development may have a destabilising effect on practices, particularly if recruitment of healthcare professionals. remains an issue (Fareham and Gosport CCG).	Noted. The Council is working with the CCG on an ongoing basis to ensure health services are taken into account during the Local Plan process. Evidence of this joint working can be found in the DtC statement.
Estimated that the level of additional demand that will be placed on NHS primary care does not warrant the commissioning of an additional GP surgery. The increased demand will be accommodated by the existing GP surgeries open to new registration requests from people living in the area of the proposed development, however additional capacity within the premises will be required. (Fareham and Gosport CCG).	Noted. The Council is working with the CCG on an ongoing basis to ensure health services are taken into account during the Local Plan process. Evidence of this joint working can be found in the DtC statement.
In order to meet the additional demand on health services that new housing will bring, the Clinical Commissioning Groups would wish to apply for s106 or CIL Contributions on individual schemes, on behalf of local GP practices, to enable targeted infrastructure improvements for existing local practices, to ensure that quality of service is not compromised. (Fareham and Gosport CCG).	Noted. The Council is working with the CCG on an ongoing basis to ensure health services are taken into account during the Local Plan process. Evidence of this joint working can be found in the DtC statement. The IDP covers health provision and the requirement for developer contributions towards the health estate.
Section 106 or CIL contributions for developments that are on the boundaries of both Eastleigh Borough Council and Winchester City Council areas should be collected on the request of the West Hampshire CCG. Local practices in some cases will be more affected by certain developments than Fareham and Gosport CCG due to the geography and boundaries of local GP practices. All requests would relate to the specific requirements of the practices to enable continued delivery of high quality care to patients registering at the practices. (Fareham and Gosport CCG).	Noted. The Council is working with the CCG on an ongoing basis to ensure health services are taken into account during the Local Plan process. Evidence of this joint working can be found in the DtC statement. The IDP covers health provision and the requirement for developer contributions towards the health estate.
Page 122, Section 11.10 of the document refers to Healthcare linked to community halls. This is not how healthcare is provided as General Medical	Noted. The Council is working with the CCG on an ongoing basis to ensure health services are taken into account during the Local Plan process. Evidence of this joint working can be

Services have to be delivered from CQC registered premises. (Fareham and Gosport CCG).	found in the DtC statement. The IDP covers health provision and the requirement for developer contributions towards the health estate.
Developer guide and additional data in response to the proposed development allocations has been provided following consultation on the Stage 2 Infrastructure Delivery Plan consultation. (Hampshire County Council).	Noted. The IDP has been updated to support the Local Plan 2037.
Noted that the CIL 123 list pre-dates the adopted plan approach with the commitment to monitor and review the 123 List welcomed. This is particularly relevant with regards to transport and education contributions with concern noted that the County Council has received nothing towards the infrastructure it provides since CIL was adopted in 2013. (Hampshire County Council).	Noted. The CIL 123 list has been amended on a number of occasions since its adoption. R123 lists are being replaced by Infrastructure Funding Statements.
The Department for Education expects developers to pay for additional school places as a result of housing growth. Hampshire County Council recommends the use of developer contributions (section 106) to be used for the provision of educational infrastructure as this allows for a contribution that is directly and reasonably related in scale and kind to the development. The preferred approach to s106 contributions is set out in the County Council's document: Developers' contributions towards Children's Services facilities (Hampshire County Council)	Noted. This approach has been mirrored within the IDP.
Early Years Education (EYE) is a statutory offer which is available universally to all 3 and 4 year olds. For two year olds, the offer is limited to children of families who meet low income criteria. In Hampshire, children can start their free entitlement in the term after their second/third and fourth birthday and can receive a maximum of 570 hours per child's eligibility year. In June 2015, the Government indicated that it intends to increase the offer to 1140 hours for working parents from 2017. The Childcare Bill will confirm this. The demand for both three-year-old and four-year-old places is high and it is therefore, expected that there will be continued high demand from this age group within any new housing development. The demand for two year olds continues to grow with 4,000 children likely to be eligible for this statutory offer for families who meet certain low-income level criteria. Developers should consider 80 early years places for every 1,000 houses and that these places are offered through a mix of facilities where possible. The childcare planning should allow	Noted. Early Years provision is included within the IDP and number of places required set out for the various sites following consultation with HCC on this matter.

for flexible hours of opening and covering at least 7am to 7pm for full day care. For 1,000 houses, it is anticipated that one full day provision of 50+ places, together with an additional 30 places from shared community premises, would meet the needs of this size of development. Through childcare sufficiency assessments (2008, 2011), parents prefer the early years and childcare facilities to fall within a 1-2 mile radius of their homes. There must be early consideration of the allocation of the sites and/or premises for early years and childcare. It is recommended that such provision is considered for development and occupation at the same time as that for primary schools. This is especially important within developments that have little or no accessible early years and childcare provision adjacent to the new housing development. The impact of a new housing development, alongside current capacity in the early years and childcare market, should also be considered in terms of early occupation of families and their ability to access provision and whether any interim measures are put in place prior to thresholds of dwellings occupied being reached. (Hampshire County Council Children's Services)	
It is recognised that individual pockets of development may not have a significant impact on waste management infrastructure but when considered in terms of the development across the borough, and indeed Hampshire as a whole, the impact is significant. Waste disposal infrastructure provided by the County Council is provided on a regional basis. The existing energy recovery facility (ERF) and materials recovery facility (MRF) at Portsmouth receive material from both from Fareham and across south and east Hampshire. In summary, the impact of additional waste i.e. the contribution a new large development will make in terms of the cumulative impact on existing waste collection and disposal infrastructure which have a finite capacity, and the need for enhanced recycling, should be considered alongside the other infrastructure provision (Hampshire County Council – Strategic Planning).	Noted.
Add reference in policy to the need for development proposals requiring a full transport assessment (Hampshire County Council – Highways Authority).	Noted. This is included in the Transport and Infrastructure policies.
Strategic infrastructure such as extensions to wastewater treatment works can be planned and funded through the price review process, and coordinated with new development. More general overarching support is therefore sought for	Noted. This has been included in the policies within the Plan and the IDP.

the provision of strategic water or waste water assets such as trunk mains or sewers, pumping stations and treatment works, which may be required to help deliver planned growth in Fareham Borough, or meet stricter standards in the treatment of water and/or waste water. (Southern Water).	
In order to comply with Paragraph 17 of the NPPF, its suggested that there is an addition to Policy INF1 as follows: 'Proposals by service providers for the delivery of utility infrastructure to meet the needs generated by new and existing development will be encouraged and permitted, subject to other relevant policies in the Plan'. (Southern Water).	Noted. The infrastructure policy and IDP supports this approach.
Welborne is not currently CIL Exempt or Zero rated but the Charging Schedule permits CIL receipts being spent on infrastructure in Welborne. The Council should review the CIL Charging Schedule in accordance with commitments in the Welborne Plan whereby it's noted within the IDP that the Council does not intend to review this. Concern this could create a double charging effect. (Site Promoter).	Noted. CIL review is underway.
Insufficient detail to how school places could be affected by the proposals and necessary to understand the impact of new housing development (HA2 Newgate Lane South) on local schools as any development of this site is likely to include a high proportion of households with children. (Gosport Borough Council).	HCC has been consulted as education authority and advised that developer contributions will be sought from all allocated sites to fund school provision. HA2 is no longer an allocation in the Local Plan.
Infrastructure for the local road network, schools, health care in Portchester is already strained. Mitigation proposals particularly for the A27 are not adequate.	Noted. The IDP sets out the infrastructure requirements needed to support new homes. The Transport Assessment has considered the increase in road usage and has advised where mitigation is required, particularly at Delme roundabout.
Infrastructure section of the Plan and the Draft IDP are inadequate and do not demonstrate that the required infrastructure (e.g. schools and doctors) is known in sufficient detail and will be provided when required.	The Plan and the IDP have been updated. Timescales are included where infrastructure providers have advised.
The Local Plan will need to be positively prepared to meet the objectively assessed needs and infrastructure requirements. (Education and Skills Funding Agency).	Noted. The Council has and continues to work with the Education Authority to identify educational needs, and these are reflected in the IDP. Sites will be required to pay developer contributions towards new school places as requested by HCC.

Reference within the plan is welcomed to support the development of appropriate social and community infrastructure as set out in Strategic Priority 4 and the site selection priorities/refining points on page 18. However, it would be helpful if reference was made to key national policies on the provision of school places (e.g. the NPPF paragraph 72 and the Joint Policy Statement on Planning for Schools Development (2011). (Education and Skills Funding Agency).	Noted. The Council has and continues to work with the Education Authority to identify educational needs, and these are reflected in the IDP. Sites will be required to pay developer contributions towards new school places as requested by HCC.
Close working with local authorities is encouraged during all stages of planning policy development to help guide the development of new school infrastructure and meet the predicted demand for primary and secondary school places. (Education and Skills Funding Agency).	Noted. The Council has and continues to work with the Education Authority to identify educational needs, and these are reflected in the IDP. Sites will be required to pay developer contributions towards new school places as requested by HCC.
Recommended that the Council considers producing a Planning for Schools Development Plan Document (as with Ealing Council) to provide policy direction on the Council's approach to providing primary and secondary school places and to help identify sites which may be suitable for these whether by extension to existing schools or on new sites. Advised that the Council uses the Ealing Council SPD as guidance for this purpose. This will ensure an adequate supply of sites for schools and for the Council to swiftly and flexibly respond to the existing and future need for school places to meet the needs of the Borough over the plan period. (Education and Skills Funding Agency).	Noted. The Council has and continues to work with the Education Authority to identify educational needs, and these are reflected in the IDP. Sites will be required to pay developer contributions towards new school places as requested by HCC.
Support also given on the Council's intention to review infrastructure requirements at the time applications are considered but suggests the issue of whether an on-site school is likely to be required, and the most appropriate funding mechanism, should be addressed as the policy develops. (Education and Skills Funding Agency).	Noted. The Council has and continues to work with the Education Authority to identify educational needs, and these are reflected in the IDP. Sites will be required to pay developer contributions towards new school places as requested by HCC.
Part a) of the policy is ineffective as not all of the required infrastructure, even on larger schemes, will be the responsibility of the developer. Responsibility for timing of the development rests with the LPA, who through the IDP, should have considered and addressed the infrastructure requirements that are needed to support the level of growth identified in the Plan. Only where infrastructure is being provided by a developer should there need to be	Noted. This is reflected in the updated IDP.



agreement as to when the infrastructure will be provided. (Homebuilders Federation).	
Part d) of INF1 is inappropriate and should be deleted. Whilst the NPPF established that LAPs should seek to support the expansion of electronic communications networks it does not seek to regulate the technical specifications of new homes in relation to high speed broadband. It is also the case that the house building industry is fully aware of the benefits of having their homes connected to super-fast broadband and what their customers demand making this policy superfluous. (Homebuilders Federation).	Noted.
Suggest that requiring applications to provide sufficient space for home working is not supported by national policy. Should there be sufficient evidence Councils can seek to apply minimum space standards, outside of this it should not seek to require further considerations regarding internal floorspace. (Homebuilders Federation).	Noted. There is a new policy in the Plan on Space Standards.
There should be no reduction of vehicle parking in Fareham Town Centre.	Noted.
Both FBC and GBC should join up in fighting the Government over claims there is the space and infrastructure to support the new housing proposed.	Noted.
Largely no funding for infrastructure from Government that will be required.	Noted. IDP sets out the various sources from which infrastructure funding will be sought.
Provide jobs locally for the additional 15,000 to 20,000 jobs that will be required for new inhabitants – cannot rely on other areas to provide jobs when they have a similar housing growth problem.	The Local Plan is supported by a Business Needs and Employment Floorspace study that sets the requirements for new employment, and the Local Plan allocates sites for employment development.
Government should prioritise growth in the northern cities / areas rather than in the overpopulated southern areas.	Noted. The Council is required to plan for a set amount of housing as set out by the standard methodology.
Existing Local Plan provided more than enough future housing which already puts a strain on local facilities.	Noted. The Council is required to plan for a set amount of housing as set out by the standard methodology.
Council must apply political pressure to ensure mitigation of the increased population upon the limited resources of the area (i.e. the increased numbers of pupils in schools and increased health care provision which cannot be left to the tender mercy of the CCG).	Noted.
Much more use must be made of Fareham Community Hospital / current lack of hospital facilities.	Noted.

Consideration needs to be given to the need for more primary and secondary school places and doctor's surgeries / also a lack of these facilities.	Noted. The IDP supports the Local Plan, and sets out the requirements for infrastructure including health and education.
Consideration needs to be given to the provision of improved public transport / no mention has been made of public transport.	Noted. Transport policy prioritises public transport and active travel.
No confidence that improvements to existing infrastructure will come on stream as required and are not delayed.	Noted. IDP sets out requirements at a Plan level, individual legal agreements for each site will contain restrictions where necessary for infrastructure to be provided in advance of development.
The provision of doctor's surgeries should be a condition of the granting planning permission.	The Local Plan is informed by the IDP which sets out the infrastructure requirements for each of the sites. The IDP has been informed by consultation with service providers including the CCG.
Development not dispersed enough around the Borough – too much overdevelopment in north Fareham (especially with regards to Welborne and the Funtley proposed housing allocations).	The Local Plan development strategy allocates sites around the borough, north, south, east and west.
There is a lack of road related infrastructure.	The Local Plan is supported by a Transport Assessment which has assessed the impact of local plan growth and sets out mitigation measures. These are included in the Local Plan policy and IDP as critical requirements.
We may need more houses across the country but we also need the infrastructure to ensure these massive developments are viable places to live with a good quality of life, sustainable communities, allowing open green areas, good air quality and excellent joined up services. Not the current short-term ideology.	Noted.
The assessment and delivery of infrastructure for a new development needs to be far more crisp. The Council's Fareham Today publication (October 2017) includes too many statements encouraging provision (e.g. encouraging road improvements and creating more classroom spaces where needed / working with the NHS to encourage the timely provision of improved access to healthcare). Despite the Council being able to state it engaged with the appropriate infrastructure body, there is no guarantee it will be provided by the appropriate body – e.g. NHS with regards to its budgetary constraints.	Noted. The Local Plan policy and IDP establishes the basis and the need for infrastructure provision and will ensure that delivery is as and when it is needed.

<p>The assessment of infrastructure needs for highways, education and health needs to be undertaken through an independent assessment. This would then require the appropriate body (e.g. HCC / CCG) to commit towards addressing that lack of infrastructure before planning permission is given. There is currently too much opportunity to blame a different area of Government for such infrastructure failings.</p>	<p>Noted. The Local Plan is written in line with national policy and legislation including the way infrastructure is planned for and provided. The IDP has been positively prepared in coordination with all the relevant service providers in the borough.</p>
<b>Representations on Site INF2 (Sustainable Transport System)</b>	
<p>Number of representations on policy: 106</p>	<p>Objection: 78</p>
	<p>Support: 4</p>
	<p>Comment: 24</p>
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
<p>Strong concerns raised that the Borough has a high car dependency and lack of adequate public transport serving local residents (i.e. infrequent or unreliable bus services).</p>	<p>Noted. Walking and cycling schemes will be more prevalent in the plan as LCWIP is integrated.</p>
<p>Strong concerns raised in general terms about the impact of increased traffic upon existing road infrastructure throughout the Borough.</p>	<p>Noted. Borough wide TA will assess traffic implications from proposed LP development.</p>
<p>Concern that the policy doesn't include any consideration of how to reduce car use in favour of buses. Attractiveness and availability of buses and mini-buses must be increased.</p>	<p>Noted. Policy will promote sustainable transport, particularly walking and cycling as well as continued rapid transit modes.</p>
<p>Concern that developers should be required to provide sufficient electric charging points with new development / for every house built.</p>	<p>Will be added to Climate Change policy.</p>
<p>Concern noted about difficult pedestrian access via North Wallington with there being particular road safety issues with regards to busy traffic generated from the existing units at Broadoak.</p>	<p>Site specific concern. Will be addressed through planning application process but need for pedestrian link identified.</p>
<p>Concern that there isn't any active policy to encourage significant modal shift of passenger transport to the railway line. The existing east west railway's capacity appears to be limited by signalling block lengths being too long. There is nowhere for a train to overtake until Fareham Station where the dead end centre platform can be used. Passing loops elsewhere on the line would also allow for faster long-distance trains to pass through. Increased frequency of trains and shorter walking routes would also encourage modal shift.</p>	<p>Local Plan approach will be to promote sustainable transport modes, particularly walking and cycling. FBC has limited influence over the plans for railway line but liaises with Network Rail and operators over future plans.</p>

Concern there is no mention of extending the railway to Welborne.	Considered within Part 3: The Welborne Plan.
Concern there no mention of public transport with regard to the Newgate Lane South proposed housing allocation (HA2) with no specific mention made to designated cycle or bus routes. This will lead to high car dependency and goes against government policy to support other methods of transport. Also noted it will be necessary to explore strategic transport options such as the potential for a new bus rapid transport link which could connect Lee-on-the-Solent, Daedalus, Newgate Lane, and the busway through to Fareham. (Gosport Borough Council).	Noted. HA2 is no longer an allocation in the Local Plan.
Concern that there is a lack of provision in terms of how the western wards will cope with increased traffic from proposed development at HA1, HA7, HA9 and HA11.	Transport Assessment will identify mitigation requirements for allocations which will be included in site allocation policy.
Concern that opportunities to achieve solutions proposed through Policy INF2 with regards to active travel have not been taken with the proposed development allocations (i.e. HA1, HA3 and HA7).	Noted. Active Travel recommendations will be made in allocation policy.
Concern that there are no direct public transport links between Queen Alexandra Hospital and Fareham Community Hospital and that bus services stop too early in the day.	Noted.
Concern that there is too much traffic in Fareham High Street and that the level should be cut back and made access only.	Noted. Highway Authority issue.
Concern raised over lack of public transport (i.e. bus services).	Noted.
Concern raised about the impact of new development upon on-street parking provision and associated issues.	Noted. Highway Authority issue. Parking SPD likely to be reviewed following Local Plan adoption.
Concern raised about the impact of increased traffic upon local health due to worsened air quality.	Air Quality policies will remain within the plan. Active Travel will also feature as policy requirement for site allocations.
Some concern regarding whether there is a transport plan to consider the increase in vehicle movements from Portchester to Fareham.	Borough wide Transport Assessment will inform the Local Plan and mitigation actions required.
More parking is needed to serve Warsash and Locks Heath shopping centres.	Noted.
The policy for residential car parking is flawed on the basis of increased vehicle sizes. Suggested 3 metres by 6 metres would be an appropriate size.	Noted. Parking SPD to be reviewed.

Number of car parking spaces should be two for the first bedroom with an additional space added for each additional bedroom. Concerns about the lack of parking provision serving residential developments.	Noted. Parking SPD to be reviewed.
Developers should be required to fund or subsidise a cheap and reliable public transport system within the Borough.	Developer Contributions will be sought from Highway Authority from all sites to fund such measures.
Park and Ride should be provided at Junctions 9, 10 and 11 on the M27 along with a linked subsidised bus service and joined up to local bus services.	Noted. Highway Authority issue.
Air quality is very important but statements such as 'minimise road transport emissions where possible' and 'seek to counter cumulative impact' are ineffective, weak and in need of strengthening.	Noted. Air Quality Policy will provide policy context in areas of concern. Plan will specify active travel, particularly LCWIP schemes in site allocation policy.
The issue of fine particulates arising from the principle transport corridors even if all vehicles are battery electric powered has not been addressed and will still be probably 50% more than current levels.	Noted. Air Quality Policy will provide policy context in areas of concern. Plan will specify active travel, particularly LCWIP schemes in site allocation policy.
Give people more incentive to move up the air quality ladder. i.e. car to bus / diesel car to petrol car to hybrid car to electric car / car to electric bicycle to bicycle to walking.	Noted. Air Quality Policy will provide policy context in areas of concern. Plan will specify active travel, particularly LCWIP schemes in site allocation policy.
Paragraph 11.30 with regards to emissions and Air Quality Management Areas is unobserved in relation to sites identified in Warsash.	Noted. Air Quality Policy will provide policy context in areas of concern. Plan will specify active travel, particularly LCWIP schemes in site allocation policy.
<b>Support</b>	
Support given to Policy INF2 which aims to ensure the accessibility of existing highways networks are not harmed and provision is made for public transport and active travel. (Gosport Borough Council).	Noted.
Support given to Policy INF2 in order to reduce the impact of development on the surrounding local road network. (Ministry of Defence).	Noted.
Support given to the Council's intention of improved infrastructure to support more and safer active travel in the Borough whereby more funds are needed for improved walking, cycling and public transport movements which will help towards a decrease in car journeys.	Noted.
Supportive of any steps which would see Bus Rapid Transit expanded in the Borough.	Noted.
<b>Comment</b>	
The primary focus of the County Council as highway authority is to:	Noted.



<ul style="list-style-type: none"> <li>• Maintain the function of the M27 and A27 for strategic connectivity</li> <li>• Maintain and where appropriate improve the safety and capacity of the networks linking local communities to the A27 and beyond.</li> <li>• Further develop the concept and provision of public transport including Bus Rapid Transit within the borough and with links to adjoining areas.</li> <li>• Promote access to local services and facilities by sustainable transport modes (public transport, walking and cycling).</li> </ul> <p>(Hampshire County Council, Highways Authority)</p>	
Close liaison will be needed with both HCC's Children's Services and Economy, Transport and Environment to support and develop in partnership the Fareham Active Travel Strategy. In particular reference to home to school travel to promote sustainable travel should include early indication of barriers that prevent walking and cycling to school and a strategy to remove those barriers. (Hampshire County Council).	Noted. FBC working with HCC on LCWIP.
New housing development should make a financial contribution towards ensuring that access to schools and other community facilities through walking and cycling is promoted and any necessary improvements to walking and cycling routes are to promote sustainable travel are funded and implemented through Borough and County initiatives. A strategy should be developed to ensure Fareham Borough Council and Hampshire County Council achieve this. (Hampshire County Council).	Noted. FBC working with HCC on establishing requirements for education including travel to school. Links to LCWIP which focuses on facilities like schools in first instance.
Even if additional housing does not result in school expansions the identification of suitable walking and cycle routes to schools together with any funded improvements that may be required, should be made. (Hampshire County Council).	Noted. FBC working with HCC on establishing requirements for education including travel to school. Links to LCWIP which focuses on facilities like schools in first instance.
Funding support should be provided to enable HCC to work with local schools on School Travel Plans (STPs) so new communities can be encouraged and supported to walk and cycle relying less on the car. Such financial support should be made through Section 106 agreements or the use of CIL funding. Such a strategy will contribute to the improvement of air quality as identified in paragraphs 11.32 onwards. (Hampshire County Council).	Noted. FBC working with HCC on establishing requirements for education including travel to school. Links to LCWIP which focuses on facilities like schools in first instance.
The current bus station in Fareham Town Centre is too small.	Noted.
All people should be able to obtain a bus pass.	Noted. County Council issue.

New busways are needed like that which runs through Gosport. This would be cheaper than a tram system.	Noted. Rapid Transit a policy area for plan.
Developers of the proposed allocations should be made to financially support a move towards modes such as cycling and walking through infrastructure and travel planning.	Developers will be expected to contribute to such initiatives with LCWIP and other schemes linked to site allocation policies.
The Council should make the most of developer contributions from allocations close to the A27 to improve the safety and accessibility of infrastructure along this route, particularly for cyclists. The A27 would be very suitable for a cycle super-highway with the right infrastructure whereby it should be made safe and convenient to cycle.	Noted. TA will assess and address impacts on A27 and where appropriate developer contributions will be sought towards those schemes. LCWIP scheme runs along this corridor.
Shared paths are suitable for children or people riding slowly but not for a large number of commuters who prefer to use the road as it is faster and avoids multiple delays at signalised crossings and potential conflicts with pedestrians.	Noted. LCWIP will set out requirements and standards.
It is considered essential to build a new railway station on the railway line between Fareham and Eastleigh at Welborne. This will have benefits including helping to reduce traffic congestion in and around Fareham and Welborne and provide greater accessibility for local residents to other centres out of the Borough by train for employment, shopping and other purposes.	Noted. Not dealt with through Local Plan.
Noted that Network Rail are carrying out a scoping study for a two platform station at Welborne. The location of Welborne and other housing developments next to the Fareham to Botley railway line and the resulting opportunity for accessing these developments with a rail station is the reason to put the housing in this area of North Fareham.	Noted. Not dealt with through Local Plan.
To consider double tracking of the rail line running from Fareham to Botley as per the remit of the Welborne Station scoping study.	Noted. Dependent on Network Rail.
Noted that there is limited public transport available in order to access essential services which will result in increased car journeys.	Noted.
Cycling should be encouraged particularly as it's a key theme in the Hampshire Local Transport Plan 2011-2031.	Noted. Being progressed through LCWIP.
Cycling should be given priority over motor vehicles which in turn will make it safer to cycle.	Noted. Being progressed through LCWIP.
Safer walking and cycle routes are needed throughout the Borough.	Noted. Being progressed through LCWIP.

The provision of cyclepaths and cycle superhighways needs to be a condition of planning consent.	Noted. Being progressed through LCWIP - schemes will be included in site allocation policy.
Building of the Stubbington Bypass will be at odds with encouraging active transport with particular concern raised about crossing this road to access Ranvilles Lane and Peak Lane.	Noted. Stubbington Bypass a key scheme in easing congestion on the peninsular and taking traffic out of Stubbington, thus supporting safer active travel.
Greater separation is needed between shared paths/cycleways from roads in order to increase safety, associated high levels of pollution and noise risk (e.g. new section of Newgate Lane by Speedfields Business Park) along with improved cycle infrastructure in general.	Noted. Being progressed through LCWIP.
More 20 mile an hour zones are widely required in order to reinforce the commitment to active transport (e.g. Warsash area).	Noted.
Desire to see how proposals for electric and possibly driverless cars can be incorporated onto the road network whilst planning must future proof for these and other technological advances and eventualities. (CPRE).	Noted. Highway Authority issue.
When building more houses in Fareham Town Centre, consider building blocks with only car share and no personal cars. This would save land and encourage more sustainable transport.	Noted. Parking SPD will be reviewed and take account of up to date thinking on the subject.
Increase the cost of car ownership.	Noted.
Increase the frequency of bus services which would result in more people opting to take the bus including on days when bus services are not provided (e.g. Sundays).	Noted. Dependent on operators.
On slowing the maximum speed limit for traffic, it will by necessary to increase the rate at which traffic can exit and enter the Warsash / Locks Heath area by controlling all junctions with the A27.	Noted. TA will assess traffic implications of development across the borough and propose mitigation.

Representations on Site INF3 (Road Network Improvements)	
Number of representations on policy: 72	Objection: 66
	Support: 2
	Comment: 4
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Concern regarding access from Barnes Lane and Brook Lane and their capacity to accommodate the increase in traffic and the peninsula location of Warsash south of the A27.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Concern that the main east west routes in the Borough through Fareham cannot be appropriately improved because of the bridges over the River Wallington.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Concern that junction improvements and mitigation works to the junction of Downend Road with the A27 and Delme Roundabout will do little to improve traffic flow.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Concern noted that both Fareham Borough Council and Gosport Borough Council should work together to build a new road across the creek to link up with Portchester and Portsmouth instead of further adding to traffic congestion on the A32.	Noted.
Concern that the idea of duelling the A27 between Fareham and the M27 will not help with traffic flow in Warsash and onto St Margarets Roundabout already congested.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy. St Margarets Roundabout recently upgraded.
Concern that road works on the A27 running through Titchfield to Park Gate are also taking too long and adding to traffic problems.	Noted.
Concern that traffic calming measures are needed to provide child safety.	Noted.
Concern that any further development must include provision for improvements at Delme Roundabout for traffic approaching from Portchester Road.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Concern that the current design of the A27 provides little scope to cope with increased traffic that would come with the increase in dwellings thereby limiting any perceived economic benefits.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.

Concern about the improvements planned to the major traffic routes given that four of the development allocations proposed in Portchester will significantly impact on the traffic volume on the A27 Portchester Road.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Concern about building Newgate Lane South when access routes into the proposed Newgate Lane South housing allocation (HA2) will be redirecting traffic away from it.	Noted. HA2 is no longer an allocation in the Local Plan.
Concern about whether the impact of increased housing primarily arising from the North and South of Greenaway Lane proposed housing allocation (HA1) in the Western Wards has not been properly considered in relation to traffic flows further afield (e.g. up to Windover Roundabout).	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Concerns raised about the narrow footbridge on Downend Road and how this will not be able to cope with increased levels of traffic arising from the Downend Road proposed housing allocation (HA3).	Noted. Being addresses through planning application process. See appeal decision report.
Concerns raised about the impact of increased traffic upon the local road network within the vicinity of the proposed housing allocations at Romsey Avenue (HA5) and Cranleigh Road (HA6).	Noted. is no longer an allocation in the Local Plan.
Concern of no plans for any pedestrian crossing to allow people cross the A27 anywhere west of Allotment Road or navigating the roundabout at Park Gate adjacent to the petrol garage.	Noted.
Concern raised about the impact of increased traffic upon local health due to worsened air quality. Particular reference to these concerns also made to specific areas where larger scale greenfield development is proposed.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy. Air Quality policy will also drive applications in relevant areas.
Some concern specifically relating to the increase in traffic in the Hunts Pond Road / Park Gate area.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Some concern raised that the road south of Warsash promised many years ago hasn't been delivered.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Concern that the Stubbington Bypass will impact on the Segensworth/Whiteley roundabouts and M27 motorway junction.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Concern that the plan does not address the lack of east west road capacity. The current proposal to upgrade the M27 at a cost of over £300 million would be better spent providing two new east west grade separated 40mph design speed single carriageways from west of Southampton to east of Havant one of which would incorporate the Botley Bypass. This would help traffic flows	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.



when the M27 is closed. The current dualling of the A27 from Fareham to Segensworth won't be a solution to the traffic problems with blockages at each end.	
The Plan does not appear to propose any improvement to the inadequate access to Gosport both via the A32 or the Stubbington Road and Titchfield Gyratory.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
No evidence that the Council has undertaken consultation with any of the relevant transport authorities.	TA carried out with full consultation of the two highway authorities.
<b>Support</b>	
Support given to the safeguarding of the Stubbington Bypass route in accordance with Policy INF3. It is recognised that this route forms part of Hampshire County Council's plan for improving access to Fareham and Gosport and seeks to ease congestion, improve safety and the area's economic prosperity by encouraging investment and regeneration, including at the Solent Enterprise Zone at Daedalus. The accompanying text acknowledges this will create a reliable route for traffic wishing to travel from Gosport Peninsula westwards towards the M27 at Junction 9, in conjunction with the recently completed works at St Margaret's Roundabout on the A27 between the Titchfield Gyratory and Segensworth to two lanes in both directions. It states that the bypass is not being provided with an intention of serving or facilitating new homes. (Gosport Borough Council).	Noted. Bypass under construction, route to be removed from Plan.
Support given in principle as a neighbouring Highway Authority to the extension of the South Hampshire Bus Rapid Transit network from Fareham to Portsmouth. This is in line with the longstanding 'cities first' approach to planning in the PUSH Position Statement and improving Portsmouth - Southampton (East-West connectivity in the Solent LEP Growth Strategy. Will be keen to work on these matters further with the Council through the forthcoming requirements to undertake a Statement of Common Ground. (Portsmouth City Council).	Noted.
<b>Comment</b>	
The Highways Authority welcomes the requirement for all new development to deliver the necessary infrastructure that is needed to serve the site and	Noted.

especially the acknowledgment of the role financial contributions have in securing that provision (Hampshire County Council – Highways Authority).	
There appears to be a proposed improvement on the Draft Fareham Local Plan Policies Map at the Delme Roundabout (A27) but this is not mentioned in the Plan itself. Therefore, clarification is sought on this proposal. (Gosport Borough Council).	Noted. TA specifies Delme so will be included in Reg 19.
Whilst the Stubbington Bypass will help traffic travelling westward, from the south side of the Borough, this inevitability will seriously impact on the Segensworth/Whiteley roundabouts and the M27 motorway junction. These are seriously overloaded and already giving cause for concern which do not appear to be considered or addressed by the Draft Local Plan. In turn, this will negate recent improvements made to the A27.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
A large multi-storey car park should be built for employees enabling the local roads in Warsash/Locks Heath to have yellow lines which would have the effect of considerably improving the flow of traffic in this area.	Noted.
The development planned at Cranleigh Road will have an impact on traffic flows on local roads south of the A27. Traffic also travels too fast through this area (e.g. in excess of 30mph).	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy
Improvements to the A27 west of Fareham although not already completed are welcomed as a success for improving congestion on this route from Quay Street Roundabout westward.	Noted.
Roads will only be solved through bypassing the A27 Quay Street roundabout bottleneck.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.
Improvements are needed to the Fareham/Gosport Road from Quay Street Roundabout southwards. Public transport may not be able to replace the large volume of traffic currently using the A27 from Quay Street / B3334 down to Daedalus.	Noted. TA will assess traffic implications of Local Plan sites and set out mitigation. These will inform allocation policy.

Representations on Policy INF4 (Renewable and Low Carbon Energy)	
Number of representations on policy: 1	Objection: 1
	Support: 0
	Comment: 0
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
To avoid burning more fossil fuels, and increasing negative effects associated with climate change, we must generate more renewable energy in Fareham. Legislation must be passed that all new suitable homes and industrial buildings should have mandatory solar power systems capable of delivering a minimum of 2,500kWh per annum (as an example).	Noted. The creation of legislation is a task for Government. The Local Plan considers renewable energy provision in line with national planning guidance and policy. Building Regulations also cover the requirements associated with energy provision and energy efficiency
<i>Support</i>	
None.	
<i>Comment</i>	
None.	
Representations on Policy DA1 (Development Allocations)	
Number of representations on policy: 30	Objection: 16
	Support: 4
	Comment: 10
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Concern that the areas of Portchester and Warsash take almost half the overall housing allocation. Concern that there is already not much surplus natural greenspace in Portchester and that sites allocated are of as much ecological importance as those rejected in other parts of the Borough.	Noted. The spatial distribution of growth has been subject to consideration as part of the Sustainability Appraisal, and appropriate levels of assessment conducted in relation to ecology.
Concern over the development allocations in Portchester including loss of green space and natural environment with negative impacts such as overcrowding and pollution likely. Further concern regarding impacts upon local infrastructure in Portchester including traffic, schools and doctors.	Noted. The spatial distribution of growth has been subject to consideration as part of the Sustainability Appraisal, and appropriate levels of assessment conducted in relation to traffic and infrastructure.

Concern raised about the impact of development arising from the development allocations upon the wider environment (e.g. loss of countryside / undeveloped land).	Noted. The scale of growth has been assessed through a variety of evidence documents, including assessments on environment and ecology (see the SA, HRA, SFRA)
Concern raised about the impact of development arising from the development allocations upon highway safety, particularly for the elderly, less mobile and younger population groups.	Noted. The scale of growth has been assessed through a variety of evidence documents, including assessments of highways impact and safety (see the Transport Assessment).
Some concern regarding cumulative impact of traffic arising from the development allocations particularly in the western part of the Borough with that south of the M27 in Eastleigh Borough.	Noted. The scale of growth has been assessed through a variety of evidence documents, including assessments of highways impact and safety (see the Transport Assessment).
Some concern about the consequences of local politics upon the proposed strategy and allocation of sites for the delivery of new homes.	Noted. Local Plans must pass the tests of soundness in order to be adopted, which include whether they are evidenced and justified, and are independently examined.
Some concern on population growth generally and number of people resulting in demand for new housing and subsequent additional development allocations.	Noted. Housing numbers are derived from the standard methodology set by Government.
Too many proposed homes are concentrated in north Fareham (i.e. Welborne).	Welborne is part of an adopted plan and so not part of this Local Plan review.
Welborne and supporting infrastructure should be developed before other sites are considered. Other areas with brownfield sites should provide for any additional housing.	Welborne is already part of an adopted plan.
Concern that in light of the potential new standard methodology FBC should consider whether there is the potential for any additional housing sites which are suitable, available and achievable. (Gosport Borough Council).	Local Plan is prepared using the standard methodology. We aim to meet our need with a buffer. We recognise that Gosport is likely to have significant unmet need.
Sites identified do not disclose the extent to which these or combinations of them can contribute to the site selection priorities.	The SA has considered reasonable alternatives.
The publication of the draft plan with specific allocations and statements that 'planning permissions will be granted' should have followed an earlier issues and options consultation on the potential sites. The absence of this has made it impossible for people to suggest alternative sites based on sound evidence, and the marginal land supply would require a further public consultation stage if any sites were to be deleted. (The Fareham Society).	There is no requirement to undertake an Issues and Options consultation at Regulation 18. The format of consultation is undefined. An Issues and Options consultation was undertaken in 2019 in relation to the additional need.

Residential development is supported on suitable sites, but some of the sites proposed for housing are not likely to provide good quality residential environments and should be allocated for employment uses. (The Fareham Society).	All sites are assessed in terms of their suitability for the proposed use.
Many of the proposals for housing in the Town Centre appear to be over ambitious. The proposals for the Civic Quarter and Market Quay with multiple other uses appear to be particularly excessive/unrealistic for the size of the sites. The over emphasis on housing at the expense of convenient parking. For example, in the Civic Quarter, at Market Quay and the closest part of Lysses car park to the High Street will undermine the viability of the remaining shops in Town Centre. (The Fareham Society).	The Publication Plan contains revised proposals for FTC sites.
Object on basis that 75-77 Church road hasn't been included in the draft residential development allocations following its previous allocation in Local Plan Part 2. It should be included as an allocation due to its location in the settlement boundary and sustainable location in proximity to services, facilities and transport links. Allocating this site will also have a number of environmental, social and economic benefits. A determined appeal has recognised the site as an appropriate location for new housing and was only dismissed on the basis it could accommodate a greater level of development. (Landowner).	Publication plan includes this as an allocation.
Greater detail is required on the infrastructure requirements for the proposed development allocations. Further concern that these will impact upon existing infrastructure.	The Local Plan needs to identify key infrastructure requirements for the housing allocations. The Publication Plan and its IDP does this. Further detail will come at planning application stage.
<b>Support</b>	
Support given to the proposed development strategy on the basis the development sites appear to have the least impact possible.	Noted
Suggest that the Brownfield Land Register should be compared with the sites currently proposed in the Draft Local Plan to ensure that all possible brownfield sites have been included to prevent the unnecessary loss of greenfield sites. (CPRE).	The Brownfield Land Register has been reviewed in relation to proposed allocations.
Support given to this policy. (Affordable Housing Provider).	Support welcomed



Pleased to see that the flood risk sequential test has been followed and that all built development on sites will be located within flood zone 1. (Environment Agency).	Comment welcomed.
<i>Comment</i>	
Allocation of sites is flawed such that sites within the SHLAA process have been excluded from all of the options set out in the 'Sustainability and Strategic Environmental Assessment – Sustainability Report'. Disagree that with their assessed location as countryside. Site is sustainable in terms of its location and suitable and noted to have been assessed as developable and available. The site should therefore be allocated for housing. (Landowner and Site Promoter).	All developable sites have been included in the SA.
Further allocations capable of delivering within five years will be required to ensure a buffer of sites for delivering the full housing requirement within the Plan period. The Council should ensure delivery assumptions are robust and that contingencies are in place should Welborne not deliver as envisaged. The buffer of 300 dwellings above the Council's housing requirement would only require one years of delays and non-delivery at Welborne to impact upon the Council's housing delivery requirements. Allocating additional sites now would also account for the Government's new standardised OAN methodology. (Landowner).	Housing trajectory has been updated and a buffer is included in the supply to provide a contingency.
Considered that land at Rookery Farm should be added as a proposed site allocation. (Site Promoter).	Noted.
Land at Old Street, Stubbington (SHLAA ID 31) should be allocated for the development of 160 dwellings and added to table DA3 to help meet the shortfall in housing needs which Policy H1 fails to meet. (Landowner).	Shelaa has been published, with reasons for discounting this site.
Two tables named 'Table DA2' in the Draft Plan. Assumed one of these should be 'Table DA3'. (Landowner).	Noted.
There is a lack of employment land identified in the Draft Local Plan with little thought given to where occupiers of the new homes will be employed. Do not want to see commuter towns being built. Greater consideration of infrastructure is needed (e.g. roads, rail and public transport). Alternative solutions such as Park and Ride and Park and Stroll would also ease congestion, enhance productivity and health. Fareham has areas of high	Publication plan includes allocations to address objectively assessed employment need over plan period.

business growth but locations of such business do not reflect this global ambition or setting. Much investment and well-planned development is needed. High speed broadband must also be supported to attract and retain business development across the area. (Hampshire Chamber of Commerce).	
Objection made to the lack of inclusion of Land off Sopwith Way as an allocation within the emerging Fareham Draft Local Plan. The site is sustainably located and would achieve 40% affordable housing amongst other favourable considerations (e.g. design aspects and no unacceptable environmental, amenity or traffic concerns). Site has also been assessed as suitable, available and achievable within the Council's SHLAA. Whilst the site is not located within an urban settlement boundary, it is located within a built-up area whilst the schemes landscape impact is considered to be minimal. Allocating additional sites now would also account for the Government's new standardised OAN methodology in providing much needed additional housing. (Landowner and Site Promoter).	Shelaa has been published, with reasons for discounting this site.
Noted that the next draft of the Local Plan will be taken forward to the HRA: Appropriate Assessment Stage. However, it is critical that before the HRA proceeds to this next stage of assessment, all sites are reassessed against the updated Solent Waders and Brent Goose Strategy. (Royal Society for Protection of Birds).	This work has been undertaken in developing the plan. The SW&BG Strategy is kept up to date by Natural England and we are applying the most updated mapping of relevant sites.
The Council must demonstrate that less damaging options have been excluded and only then should such sites be considered for allocation. This is with regards to the Council considering whether the direct or indirect damage to any such sites forming part of the Solent waders and brent goose network can be mitigated or compensated. (Royal Society for Protection of Birds).	Impacts on the Solent Waders and Brent Goose Network have been considered as part of plan preparation, and particularly in relation to the HRA.
The challenges the Council faces are recognised as it seeks to accommodate development on the scale predicted to be needed in the Plan period. However, given significant constraints affecting Fareham Borough in terms of land availability, sustainability, and in particular, the sensitivity of the surrounding natural environment, it may not be possible for the Council to deliver the assessed housing need while still meeting legislative and other policy requirements. If the Council is unable to allocate sufficient land for development without impacting on statutory wildlife sites, it may be necessary	Assessment have been undertaken that demonstrate that we are able to meet our need within the context of statutory wildlife sites and other relevant policy constraints.

for the Council to pursue a housing requirement that is less than the objectively assessed housing figure through cooperation with other local planning authorities in the housing market area. (Royal Society for the Protection of Birds).	
An additional criterion should be added to those development allocations that are within the setting of listed buildings specifically requiring proposals for development to conserve and enhance the significance of the listed buildings, in order to ensure adequate protection is afforded to these designated heritage assets in accordance with paragraphs 132, 133 and 134 of the NPPF. (Historic England).	Impacts on the setting of listed buildings has been considered as part of the SHELAA assessment, in consultation with the Council's Conservation Officer.
Noted that a number of the proposed allocation sites are partially within a Hampshire County Council Archaeological Notification Area. Policies allocating these sites should also include a specific criterion requiring the pre-determination archaeological assessment, with the developable area and eventual form of development informed by that assessment. (Historic England).	HCC Archaeology are consulted on all sites for the purpose of preparing the SHELAA.
Hampshire County Council recommend that a reference to the adopted Hampshire Minerals and Waste Plan (2013) is applied particularly in relation to a number of sites within the defined mineral safeguarded areas; Sand & gravel - HA1, HA2, HA3, HA9; brick clay – HA8, HA10 and site HA4 Downend Road East which is within the MWCA Safeguarded Site - Downend Quarry which operates as part of a Waste Transferring station and will need to be considered prior to development (Hampshire County Council - Strategic Planning)	Noted. Added where appropriate.
All development allocations need to submit a transport statement/assessment, as determined by the highway authority, in order to identify the impacts of additional trip generation on the transportation networks and propose appropriate mitigation measures. Highway access to new development should be located where capacity can reasonably be provided on the local and strategic network (Hampshire County Council – Highways Authority).	Referred to in transport policy.
Need to add some general policy wording which can be applied to all the development allocations to ensure that they	Please see Sustainable Transport policy.

<p>a) have a transport assessment</p> <p>b) encourage sustainable travel by all modes</p> <p>c) ensure the developments are accessible by pedestrians and cyclists</p> <p>d) mitigate the impacts of additional traffic on the highway network, environment, air quality and amenity</p> <p>e) secure on site and/or off-site highway improvements.</p> <p>This policy needs to complement policy INF3 Sustainable Transport. (Hampshire County Council – Highways Authority).</p>	
<p>The planning application process can't rely solely on the specific criteria set out in the site allocation policies FTC1 etc as these descriptions do not provide the complete picture and do not include the findings of a transport statement/assessment. Therefore it needs to be clear that any specific transport measures listed in the development allocation descriptions are not absolute and that the list is not exhaustive.</p> <p>Suggest add a generic statement to be included in each allocation which will secure delivery of measures (through s106 contributions or s278 agreement) to mitigate the impact of the development. (Hampshire County Council – Highways Authority).</p>	<p>Further work has been carried out in relation to transport infrastructure to specify the criteria for each site allocation.</p> <p>See Policy on Infrastructure delivery.</p>
<p>Many of the proposed infill and brownfield development sites are extremely close to major roads. All these highways and railways generate considerable noise and inadequate consideration appears to have been given to this issue which is now recognised as injurious to health. Sites adjacent to railway lines and particularly at Fareham Railway Station will also due to the nature of the subsoil be prone to ground borne vibration.</p>	<p>All sites have been reviewed by Environment Health officers through the SHELAA process.</p>
<b>Representations on Policy FTC1 (Civic Area)</b>	
Number of representations on policy: 9	Objection: 2
	Support: 2
	Comment: 6
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	

Concerns that development will lead to worsening traffic congestion in the vicinity.	Noted. Any proposals will be subject to a transport assessment and include capacity improvements where necessary.
Concern that traffic from the development will lead to worsening air and noise pollution, as the site is likely to be reliant upon car use.	The site is in a v sustainable location, conducive to significant trips made by walking and cycling for the residential component. Impact from noise and air quality will be considered as part of the assessment of planning applications in accordance with policy.
Concern over the lack of parking particularly in the High Street. Also concerned over the loss of parking through demolition of the Osborne Road multi-storey car park.	Future levels of parking for the town centre will ensure that there is sufficient to meet future demand and the well being of the town centre.
Concern over the loss of the civic gardens.	Civic gardens are not proposed to be part of development land within the allocation.
Concern over insufficient pedestrian access in the vicinity.	Site is in a v sustainable location. New development will seek to enhance existing ped links
<b>Support</b>	
Hampshire County Council as a public service provider would support development which improves footfall in the area and introduces other community or civic uses which complement the existing library. Fareham Library is a thriving library with high levels of usage, a busy café and partner space occupied by the Citizen's Advice Bureau. The building has recently been refurbished and is one of the top performing libraries in Hampshire. As such, the existing building is required operationally by the Library Service and this is unlikely to change in the foreseeable future. (Hampshire County Council)	Support noted.
Welcome and support criterion i) of this policy (Historic England).	Support noted.
<b>Comment</b>	
Southern Water is the statutory undertaker for Fareham Town Centre. Southern Water's assessment of the site reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. Therefore, future access to the existing infrastructure for upsizing and maintenance purposes are required. Suggest additional criterion to 'provide future access to the existing underground	Southern water is a statutory consultee for new development proposals. Early discussions with SW and other utility companies will be a key requirement in preparing any future development proposals. Ref to utility infrastructure to be noted in site allocation policy.



wastewater infrastructure for maintenance and upsizing purposes'. (Southern Water).	
There is a need for more suitable housing close to the train station and bus station. Particularly higher density housing, such as flats with lifts suitable for older people. It is good to see that the Local Plan is assisting with reducing car dependency.	Noted. Higher density flatted schemes proposed at the station and elsewhere in the town centre.
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.
Proposed development at this location should not have an adverse impact upon Fareham Footpath 94a, which runs adjacent to the site (Hampshire County Council – Countryside Service).	Noted. Detailed layouts will have regard to protecting and enhancing existing PROW. Contributions will be sought where justified.
It is vital that the multi storey car park is completed and fully operational at Market Quay before the new multi storey car park in the Civic Area is demolished.	A phased delivery of parking provision in the town centre is a key part of future strategy and development. The council will ensure that re-provision does not undermine the future vitality and viability of the town centre.
The Civic Garden open space should be enhanced.	The civic gardens will be protected. Enhancements resulting from new development will be part of the assessment of proposals
Improvements to the pedestrian access between West Street and the Civic Quarter should be required as part of the development.	Noted. This is a key link in the town centre and operational or physical improvements will be considered as part of new developments.
The proposed development should be staged so the new cultural facility is provided before the existing theatre is closed (The Theatres Trust).	Noted. This will be considered depending on the location of the new theatre.
A requirement of the proposed development should be to provide alternative car parking in the town centre prior to the multi storey car park being developed (Pegasus Planning).	A phased delivery of parking provision in the town centre is a key part of future strategy and development. The council will ensure that re-provision does not undermine the future vitality and viability of the town centre.
<b>Representations on Policy FTC2 (Market Quay)</b>	
Number of representations on policy: 9	Objection: 2

	Support: 1
	Comment: 6
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Concerns that development will lead to worsening traffic congestion in the vicinity.	Noted. Any proposals will be subject to a transport assessment and include capacity improvements where necessary.
Concern that traffic from the development will lead to worsening air and noise pollution, as the site is likely to be reliant upon car use.	The site is in a very sustainable location, conducive to significant trips made by walking and cycling for the residential component. Impact from noise and air quality will be considered as part of the assessment of planning applications in accordance with policy.
Concern over the quality of shops in the vicinity and particularly in Fareham Precinct.	Noted. The council is unable to manage the control of the 'quality' of shops, being subject to market conditions and the nature of Fareham's retail catchment.
Concern over parking in the vicinity, particularly in Fareham Town Centre and Market Quay.	Noted. Parking will continue to be monitored and improvements to quality and access will be undertaken subject to funding.
Concern over the empty units in Fareham Shopping Centre.	Noted. The shopping centre is privately owned. The viability of shops is subject to market conditions and the retail catchment of the town centre. The council will work with the shopping centre owners to consider ways in which the level of vacancies can be addressed.
Concern over the length of construction works on site.	Noted. Construction will be subject to a construction management plan, which seeks to reduce any adverse impacts that may result.
<i>Comment</i>	
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.

The proposed development should incorporate measures for reducing car dependency.	The site is in a v sustainable location, conducive to significant trips made by walking and cycling for the residential component. New development will be designed to encourage alternatives to car use.
The proposed development should incorporate higher density housing, in particular flats with lifts which are suitable for older people.	The site is identified for mixed use, which includes higher density flats.
HCC have an aspiration to improve the cycle access from West Street to Fareham Train Station and from all directions from the train station. The Council would like to explore whether this allocation can provide appropriate mitigation towards this aim (Hampshire County Council – Countryside Service).	FBC will work with HCC to explore how this site can contribute to the aspiration
A leisure centre overlooking Market Quay, with under-croft parking and restaurants on the top level should be a requirement of the proposed development.	The site allocation policy is flexible and allows for a mix of uses including leisure. All forms of parking provision will be considered , taking account of the cost and development viability of any proposals.
Viability will be a key component of the site being delivered (Pegasus Planning).	Noted., agreed.
Would like / expect to see a criterion in the policy which makes references to the special interest, character and appearance of the conservation areas, in order to ensure adequate protection is afforded to those characteristics of the of the conservation areas as designated heritage assets in accordance with paragraphs 138 (and 133 and 134) of the NPPF. Would also like to see encouragement for enhancing or better revealing the special interest of the conservation areas in accordance with paragraph 137 of the NPPF (Historic England).	Development proposals are required to have regard to the setting of heritage assets, through other LP policies.

Representations on Policy FTC3 (Fareham Station East)	
Number of representations on policy: 5	Objection: 1
	Support: 0
	Comment: 4
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Concerns that development will lead to worsening traffic congestion in the vicinity.	Noted. Any proposals will be subject to a transport assessment and include capacity improvements where necessary
Concerns about the loss of the freight yard and the impact that may have on the construction industry.	The freight yard is not included in the site allocation
Concern over the relocation of the fire station.	Relocation of the fire station will only proceed if the new location meets the operational requirements of the fire service that covers this area.
<i>Comment</i>	
Southern Water is the statutory undertaker for Fareham Town Centre. Southern Water's assessment of the site reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. Therefore, future access to the existing infrastructure for upsizing and maintenance purposes are required. Suggest an additional criterion to 'provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes'. (Southern Water).	Southern water is a statutory consultee for new development proposals. Early discussions with SW and other utility companies will be a key requirement in preparing any future development proposals. Ref to utility infrastructure to be noted in site allocation policy. The following wording has been added: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.
Hampshire County Council have an aspiration to improve the cycle access from West Street to Fareham Train Station. The County Council would like to explore whether this allocation should include appropriate mitigation	FBC will work with HCC to explore how this site can contribute to the aspiration

measures towards this aim (Hampshire County Council – Countryside Service).	
The vehicular access to the site is poor and the proposed development would not improve upon the access.	The design and associated safety of the access will be a key part of any new development.
The proposed development should include transport alternatives to the car. In particular bus links to the train station should be provided.	The site is in a v sustainable location, conducive to significant trips made by walking and cycling for the residential component. Buses currently link the station with the town centre.
The proposed development should include a bike route from the train station along the disused railway line.	This will be considered having regard to viability of proposals. Currently however, the route is via The Avenue and Redlands lane. The council will work with HCC regarding any future use of the remaining part of the old railway line
An agreement would be required by all landowners of the site in order for the comprehensive redevelopment of the site to be achieved. Concern that there could be delays in the delivery of the site. Also concern that quantum of homes on site may be impacted by whether the fire station is re-provided on or off site (Pegasus Planning).	Noted. The council will consider alternative proposals including phased arrangements, subject to an agreed overall development framework or masterplan.
<b>Representations on Policy FTC4 (Fareham Station West)</b>	
Number of representations on policy: 6	Objection: 2
	Support: 0
	Comment: 4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concerns that development will lead to worsening traffic congestion in the vicinity and particular around the train station.	Noted. Any proposals will be subject to a transport assessment and include capacity improvements where necessary
Concern over the loss of greenfield land.	The site is previously developed. Existing trees will be carefully incorporated.



Concern over the loss of the site which is reserved for a transport interchange for buses/trains.	The site is not reserved for an interchange. The interchange of buses, trains, walking and cycling occurs on the east side of the station.
Concern over the current access to the site.	The design and associated safety of the access will be a key part of any new development.
<i>Comment</i>	
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.
Southern Water is the statutory undertaker for Fareham Town Centre. Southern Water's assessment of the site reveals that additional local sewerage infrastructure would be required, to accommodate the proposed development (an easement width of 6 metres would be required. Therefore, a connection to the network to the nearest point of adequate capacity would be required. In addition, future access to the existing infrastructure for upsizing and maintenance purposes are required. Two additional criteria suggested, '(j) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with service provider' and '(k) provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes' (Southern Water).	Southern water is a statutory consultee for new development proposals. Early discussions with SW and other utility companies will be a key requirement in preparing any future development proposals. Ref to utility infrastructure and lack of sewerage capacity to be noted in site allocation policy. The following wording has been added: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).
There may be a culverted watercourse below the site. Comments should be sought from the Lead Local Flood Authority (Hampshire County Council) regarding this (Environment Agency).	Noted. Flood risk assessment and water quality impacts will be part of any development proposals
An agreement would be required by all landowners of the site in order for the comprehensive redevelopment of the site to be achieved. Concern that there could be delays in the delivery of the site (Pegasus Planning).	Noted. It is understood that there is only one landowner (network rail). This site is different to FTC3 Station East
Hampshire County Council have an aspiration to improve the cycle access from West Street to Fareham Train Station. The County Council would like to explore whether this allocation should include appropriate mitigation measures towards this aim (Hampshire County Council – Countryside Service).	FBC will work with HCC to explore how this site can contribute to the aspiration, but it should be noted that this site is not directly linked to the station entrance.

Representations on Policy FTC5 (Crofton Conservatories)	
Number of representations on policy: 3	Objection: 0
	Support: 0
	Comment: 3
Issues Raised	Fareham Borough Council Response
<i>Comment</i>	
Concerned over the impact of the proposed development on residents in the vicinity.	Development will be required to be in accordance with development Plan policies, which takes into account the impact on adjacent sites and their occupiers as well as more strategic impacts
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.
Fareham Footpath 79 is to the east of these site, and provides a key link to The Gillies open space, and West End. HCC recommend that any development at these locations should enhance Footpath 79 through appropriate mitigation measures, to support sustainable transport and public amenity (Hampshire County Council – Strategic Transport)	Appropriate highway contributions arising from any proposal will be identified and assessed as part of future development in consultation with HCC
Representations on Policy FTC6 (Fareham Magistrates Court)	
Number of representations on policy: 4	Objection: 1
	Support: 0
	Comment: 3
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Concern that development will lead to worsening traffic congestion in the vicinity, including on Junction 11 of the M27 and on the Tesco roundabout.	Noted. Any proposals will be subject to a transport assessment and include capacity improvements where necessary. The site is in a v sustainable location and it is

	anticipated that a higher than average number of trips will be made via walking and cycling.
Concern that traffic from the development will lead to worsening air and noise pollution, as the site is likely to be reliant upon car use.	The site is in a v sustainable location, conducive to significant trips made by walking and cycling for the residential component. Impact from noise and air quality will be considered as part of the assessment of planning applications in accordance with policy.
<i>Comment</i>	
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.
Southern Water is the statutory undertaker for Fareham Town Centre. Southern Water's assessment of the site reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. Therefore, future access to the existing infrastructure for upsizing and maintenance purposes are required. Suggest additional criterion 'provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes' (Southern Water).	Southern water is a statutory consultee for new development proposals. Early discussions with SW and other utility companies will be a key requirement in preparing any future development proposals. Ref to utility infrastructure to be noted in site allocation policy. The following wording has been added: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water);
Fareham Footpath 95 is opposite the site. The allocation should include appropriate mitigation measures towards enhancing the local rights of way network (Hampshire County Council - Highways).	Appropriate and justified highway contributions arising from any proposal will be identified and assessed as part of future development in consultation with HCC
The proposed development, including the demolition and site clearance works should be phased up until 2036 to avoid disruption in the town centre.	It is not considered necessary or appropriate to seek to phase development. The proposal is likely to be a single development structure, which will be a continuous build. Development will be subject to a construction management plan that will seek to ensure there will be minimal impact upon traffic and amenity of local residents.

Under-croft park should be a requirement of the proposed development. In addition, the under-croft should also provide adequate provision for refuse collection, airing for clothes drying and cycle parking.	The site has potential for undercroft parking and the council will seek to ensure that the site is used efficiently. Provision for refuse collection, cycle parking etc will be part of the assessment of future design proposals
The proposed development should ensure adequate access to natural light and also good ventilation.	This is a requirement of development plan policies
A planning application for the proposed development should set out the requirements for internal access and evacuation during an emergency, which should be indicated on the relevant plans.	Suitable fire escape and means of access/egress is covered by Building Regulations legislation
<b>Representations on Policy FTC7 (Former UTP Site)</b>	
Number of representations on policy: 4	Objection: 0
	Support: 0
	Comment: 4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Comment</i>	
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. This site is no longer progressing in the Local Plan.
Southern Water is the statutory undertaker for Fareham Town Centre. Southern Water's assessment of the site reveals that additional local sewerage infrastructure would be required, to accommodate the proposed development (an easement width of 6 metres would be required. Therefore, a connection to the network to the nearest point of adequate capacity would be required. In addition, future access to the existing infrastructure for upsizing and maintenance purposes are required. Additional criterion suggested as '(j) provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider' and '(k) provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes' (Southern Water).	Noted. This site is no longer progressing in the Local Plan.

Fareham Footpath 79 runs to the east of the site and provides a key link to The Gillies open space, and West End. The proposed development at this location should enhance Footpath 79 through appropriate mitigation measures, to support sustainable transport and public amenity (Hampshire County Council - Highways).	Noted. This site is no longer progressing in the Local Plan.
The land at the Brethren Gospel Hall should be included as part of the allocation for a hotel or lodge use to ensure appropriate use of the site (Landowners of the Brethren Gospel Hall).	Noted. This site is no longer progressing in the Local Plan.
The vehicular access to the site is poor and the proposed development would not improve upon the access.	Noted. This site is no longer progressing in the Local Plan.
The site is unsuitable for a residential use, and should function as an industrial site.	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Policy FTC8 (Lysses Car Park)</b>	
Number of representations on policy:13	Objection: 9
	Support: 2
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concerns that development will lead to worsening traffic congestion in the vicinity, including East Street and the Delme Arms roundabout.	Noted. This site is no longer progressing in the Local Plan.
Concern that traffic from the development will lead to worsening air and noise pollution, as the site is likely to be reliant upon car use.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of the car park and the impact it will have upon local businesses.	Noted. This site is no longer progressing in the Local Plan.
Concern that the development will lead to a loss of habitats for wildlife, in particular rare birds.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of trees.	Noted. This site is no longer progressing in the Local Plan.
Concern that there are too many homes proposed in Fareham Town Centre.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of greenfield areas.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of services and jobs, which would result in more car use.	Noted. This site is no longer progressing in the Local Plan.



Concern that the proposed housing would create an issue of overlooking.	Noted. This site is no longer progressing in the Local Plan.
Concern over the safety and security of residents in the vicinity.	Noted. This site is no longer progressing in the Local Plan.
Concern over the issue of travellers on site, which has historically created a problem.	Noted. This site is no longer progressing in the Local Plan.
Concern in respect of access to the site from Wallington Way and East Street.	Noted. This site is no longer progressing in the Local Plan.
Concern over surface water flooding.	Noted. This site is no longer progressing in the Local Plan.
Concern over the impact of the proposed development site on the High Street Conservation Area, and also on the reduced burgage plots.	Noted. This site is no longer progressing in the Local Plan.
Concerned that the site is not accessible for all.	Noted. This site is no longer progressing in the Local Plan.
<i>Support</i>	
Support the proposed development of the site for housing, which is in close proximity to the train and bus station.	Noted. This site is no longer progressing in the Local Plan.
Supports the requirement for higher density housing in Fareham Town Centre, specifically flats with lifts for older people.	Noted. This site is no longer progressing in the Local Plan.
Support given to criterion c) of this policy (Historic England).	Noted. This site is no longer progressing in the Local Plan.
<i>Comment</i>	
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. This site is no longer progressing in the Local Plan.
Southern Water is the statutory undertaker for Fareham Town Centre. Southern Water's assessment of the site reveals that additional local sewerage infrastructure would be required, to accommodate the proposed development (an easement width of 6 metres would be required. Therefore, a connection to the network to the nearest point of adequate capacity would be required. In addition, future access to the existing infrastructure for upsizing and maintenance purposes are required. Additional criterion suggested as '(j) provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider' and '(k) provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes' (Southern Water).	Noted. This site is no longer progressing in the Local Plan.

Fareham Footpath 98 runs along the proposed development site. HCC supports clause f) of the policy but recommends that the development retains the right of way, ideally within a suitable green corridor and that connections are provided to it (Hampshire County Council - Highways).	Noted. This site is no longer progressing in the Local Plan.
The proposed development site cannot be accessed by road from the High Street.	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Policy FTC9 (Wykeham House School)</b>	
Number of representations on policy: 4	Objection: 0
	Support: 0
	Comment: 4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Comment</i>	
Southern Water is the statutory undertaker for Fareham Town Centre. Southern Water's assessment of the site reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. Therefore, future access to the existing infrastructure for upsizing and maintenance purposes are required. Additional criterion suggested as '(h) provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes' (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. This site is no longer progressing in the Local Plan.
The proposed development should be allocated solely for affordable housing.	Noted. This site is no longer progressing in the Local Plan.
Support this policy in principle although would prefer references to the special interest, character and appearance of the conservation areas, in order to ensure adequate protection is afforded to those characteristics of the conservation areas as designated heritage assets in accordance with paragraphs 138 (133 and 134) of the NPPF. Also considered that criterion c	Noted. This site is no longer progressing in the Local Plan.

is too weak and that the Heritage Statement should accord with the requirements of Policy D3 for Heritage Statements (Historic England).	
<b>Representations on Policy FTC10 (Delme Court)</b>	
Number of representations on policy: 3	Objection: 0
	Support: 0
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Comment</i>	
Southern Water is the statutory undertaker for Fareham Town Centre. Southern Water's assessment of the site reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. Therefore, future access to the existing infrastructure for upsizing and maintenance purposes are required. Additional criterion suggested as '(g) provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes' (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
The proposed development, including the demolition and site clearance works should be phased up until 2036 to avoid disruption in the town centre.	Noted. This site is no longer progressing in the Local Plan.
Under-croft park should be a requirement of the proposed development. In addition, the under-croft should also provide adequate provision for refuse collection, airing for clothes drying and cycle parking.	Noted. This site is no longer progressing in the Local Plan.
The proposed development should ensure adequate access to natural light and also good ventilation.	Noted. This site is no longer progressing in the Local Plan.
A planning application for the proposed development should set out the requirements for internal access and evacuation during an emergency, which should be indicated on the relevant plans.	Noted. This site is no longer progressing in the Local Plan.
FTC allocations 1-10 require up to 54 (30 hour) childcare places for ages 2-4 year olds. Community facilities will also likely be needed to provide sessional care, whilst it is likely that an early year's provider will require a D1 use building with suitable parking to operate a nursery (Hampshire County Council – Children's Services).	Noted. This site is no longer progressing in the Local Plan.

<p>Fareham Footpath 79 is to the east of these site, and provides a key link to The Gillies open space, and West End. HCC recommend that any development at these locations should enhance Footpath 79 through appropriate mitigation measures, to support sustainable transport and public amenity (Hampshire County Council – Strategic Transport)</p>	<p>Noted. This site is no longer progressing in the Local Plan.</p>
<p><b>Representations on Draft Housing Allocation HA1 - North and South of Greenaway Lane</b></p>	
<p>Number of representations on policy: 756</p>	<p>Objection: 747</p>
	<p>Support: 4</p>
	<p>Comment: 5 (some further comment points noted as part of wider objection or support)</p>
<p><b>Issues Raised</b></p>	<p><b>Fareham Borough Council Response</b></p>
<p><i>Objections</i></p>	
<p>Strong concerns that the development will have an unacceptable impact to traffic congestion in the vicinity of the site and that road safety will significantly worsen.</p> <p>Congestion at the points at which connecting roads reach the A27 are highlighted together with the inability of these junctions to accommodate improvements (Barnes Lane and Brook Lane in particular), the potential for rat-runs, lack of pedestrian crossing points (on Warsash Road in particular), more bike lanes needed, delays to emergency services, that the location of bus stops to junctions has not been properly considered and reference to the number of deaths on Fareham roads last year. A 'no right turn' introduction from Warsash Road into Common Lane should be considered.</p>	<p>Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow as would be the case at Barnes Lane/Brook Lane. The TA also considers the potential re-routing effect of various measures which are taken into account in proposed mitigation schemes. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across the borough including along the A27 corridor.</p>

	All developments will be expected to contribute financially to these routes.
<p>Strong concerns that there will be insufficient school places to accommodate children from the development.</p> <p>Concerns are raised for primary and secondary level education (schools are full) together with the lack of A-level provision in the area. The lack of places at schools will mean more children will be transported (largely by car) out of the area adding to the traffic issues. Any extensions to schools will reduce the outside space and providing new classrooms will not get over the issue of school hall space and other school facilities. Hook with Warsash is an Academy and cannot/does not want to expand.</p>	<p>Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.</p>
<p>Strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients. New hospital also needed.</p>	<p>Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.</p>
<p>Strong concern that the development will lead to a loss of habitats and wildlife.</p> <p>Impacts to protected and non-protected species on site (badgers, bats, deer, foxes, hedgehogs, rabbits, owls, setts (burrows), lizards, dormice, newts, stag beetles, birds, slow worms, bees and insects mentioned). Impacts to flora and fauna.</p>	<p>Noted. Allocation seeks to retain protected trees and masterplan includes protected/retained habitats, public open space, habitat corridor and wildlife links. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.</p>
<p>Concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in Warsash. Site should remain as countryside. The site is outside of the Defined Urban Settlement Boundary.</p>	<p>Noted.</p>
<p>Concerns that the development will lead to worsening air pollution and air quality issues in the area.</p> <p>Concern that there has been insufficient consideration of air quality and the implications from more cars/congestion. Concern of resulting health implications due to the poor air quality levels.</p>	<p>Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow. A new Local</p>



	Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concern that there are too many homes planned in the Warsash/western wards area, cumulative impact with other sites in the area, Warsash has already seen lots of recent development and taken its fair share.	Noted. The local plan allocates sites for development throughout the borough to meet the future housing and employment needs of the borough.
Concern that the proposal will have a detrimental impact on the character of the area and the village identity of Warsash.	Noted. Development considers the character and density of the surrounding area.
Concern that there is a lack services to provide a sustainable community. Lack of shops, services and jobs in Warsash, resulting in more car use. Lack of parking at shops in Warsash and at Locks Heath District Centre/unable to park at local shops often, resulting creep of on-street parking on Brook Lane. Not enough for youth to do.	Noted. Development will be required to provide levels of parking as set out in the residential parking standards supplementary planning document. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concern over loss of gap between Warsash and Locks Heath (some respondents refer to loss of strategic gap/greenbelt).	Noted. Area is identified as countryside on the adopted policies map but not strategic gap or greenbelt.
Concern of lack of dentists and capacity for new patients.	Noted.
Concern over impact to other infrastructure (gas, electric, drainage, recreation space, broadband inadequate, sewerage, water supply, need for SUDS, telephone exchange).	Noted. Statutory consultation with utility providers undertaken throughout Local Plan preparation. Requirement for development to address site needs, including funding by developer contributions.
Concern that there is a lack of/insufficient public transport to serve the development/area and that more public transport is needed.	Noted. Hampshire County Council consulted as Highways Authority.
Concern relating to the scale of population increase that will arise from the development in Warsash (25% and 30% increases mentioned).	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern over noise pollution from increased use of roads and more people.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to



	prevent and offset adverse effects as a result of the Local Plan.
Concern that this development/site would not have been needed were it not for the delays in Welborne being delivered.	Noted. Housing requirement over the plan period (to 2037) in the Borough does take Welborne into account.
Concern over the detrimental impact to the quality of life for existing/new residents.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern that development needs to be spread more evenly over the borough.	Noted. The local plan identifies areas of future development throughout the Borough.
Concern about the risk of flooding with increased run-off specifically mentioned, flooding on Greenaway Lane and a flood zone in the south east of the site	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems.
Concern about the loss of jobs and the loss of the strawberry growing industry as a result of developing the site.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern over the loss of trees and woodland.	Noted. Allocation requires the retention of protected trees.
Concern over the loss of agricultural land/good fertile land.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern that brownfield sites would be better/use of empty retail space instead.	Noted. Brownfield sites in the Borough which are deliverable are included in the Local Plan housing or employment allocations.
Concern that there are not enough cycle lanes.	Noted. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority has identified and prioritised walking and cycling routes across the borough including along the A27 corridor.
Concern that the rural nature of Greenaway Lane would be detrimentally affected and any opening up of Greenaway Lane would be a safety concern.	Noted. The transport assessment assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary.

Concern that crime levels will rise.	Noted. Hampshire Constabulary consulted as statutory consultee throughout the local plan process.
Concern that there is insufficient provision for care homes, retirement flats, assisted living and/or bungalows.	Noted. The local plan seeks to address the need for specialist housing such as housing for older persons through policies within the plan.
Concern that the land has been designated as brownfield.	The site is not designated as brownfield land. Development would be included in the urban area.
Concern that the area is expensive/high value and affordable homes built here will not really be affordable.	Noted. Sites of 10 or more dwellings are required to provide affordable housing in the development.
Concern that there has not been enough/any joint working with infrastructure providers (schools, CCG, highways, etc.).	Noted. Statutory consultees are consulted throughout the production of the local plan, these include Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group. These consultations seek to address the future infrastructure requirements. All developments will be expected to contribute financially to meet infrastructure requirements.
Concern that the increase in homes will place pressure on social services.	Noted. Hampshire County Council, the body responsible for Social Services in the Borough, are consulted throughout the production of the local plan.
Concern that any new development will not include sufficient parking for the homes resulting in overspill of parking from the development.	Noted. Development will be required to provide levels of parking as set out in the residential parking standards supplementary planning document.
Concern that there has not been a town centre first approach to development allocations as per the NPPF.	Noted. Sites which are available for housing development in Fareham town centre have been allocated in the local plan.
Concern that local amenities/infrastructure should be delivered before any homes on the site are complete.	Noted. Developer Contributions will be sought from all sites to fund infrastructure requirements.
Concern over the impacts to residential amenity for neighbouring/nearby occupants (noise, overlooking, privacy, overshadowing).	Noted. Allocation requires that building heights are limited. Development framework created to ensure development considers the character and density of the surrounding area.
Concern that the site is not sustainable.	Noted. The sustainability of the development has been considered and reviewed in the Sustainability Appraisal.

Concern about the detrimental impact to the landscape.	Noted. Allocation seeks to retain protected trees and masterplan includes public open space, habitat corridor and wildlife links.
Concern that the site contradicts many of the site selection priorities in the Draft Plan (priorities 1, 3 and 7 in particular).	Site selection is based on the methodology set out in the Strategic Housing and Employment Land Availability Assessment and in line with the Borough's Development Strategy.
Concern over the disruption and problems that will arise during construction.	Noted. Planning Conditions are applied to consents to ensure development minimises this impact.
Concern over the impacts to property values.	Noted.
Concern that the development proposed is overdevelopment/density too high. Related concern that the density of the current planning applications, if reflected over entire site, would far exceed the 700 dwellings referred to in the Draft Policy.	Development considers the character and density of the surrounding area and must ensure the effective use of land.
Concern about the potential impact to archaeological remains.	Noted. As part of the Strategic Housing and Employment Land Availability Assessment, HCC Archaeology are consulted to highlight where archaeological assessment will be required on any promoted sites.
Concern that development should not exceed 2-storey (policy criteria currently refers to 2.5 storey).	Noted. The character and density of the surrounding area is considered when defining the allocation requirements. The allocation requires that building heights are limited to 2 storeys for buildings which front onto Greenaway Lane and Brook Lane.
Concern that immigration is the only reason for the need for this site/more housing.	Noted.
Concern that the proposal contradicts the NPPF requirement for social, economic and environment to all be considered.	The Sustainability Appraisal is a statutory requirement which ensures the integration of environmental, social and economic considerations in the plan's preparation.
Concern that there will be increased light pollution resulting from the development.	Noted.
Concern about impact to the Special Protection Area (SPA) and associated species.	Noted. The local plan seeks to protect the natural environment through its policies. Development that takes

	place in Fareham Borough is expected to make a positive contribution to the existing natural environment.
Concern that the wildlife corridors are insufficient and/or must be provided.	Noted. Allocation seeks to retain protected trees and masterplan includes protected/retained habitats, public open space, habitat corridor and wildlife links.
Concern that there are already large queues for the recycling centres and that this will get worse.	Noted. Hampshire County Council are a statutory consultee during the plan-making process.
Concern that the development must be coordinated as one.	Site development framework included in the Local Plan to address coordination of development.
Concern about the impact to businesses due to the increased traffic levels and issues with access to the area.	The impact of development on the transport network has been considered through the Transport Assessment and recommendations noted.
Concern that some of the trees covered by TPOs are of low quality (Foreman Homes and Bryan Jezeph Consultancy).	Noted.
Concern that there is no evidence to support all the 'protected habitats' shown (Foreman Homes).	Noted.
Concern about the true need for junior pitches on the site and the implications for SUD provision and also the potential disturbance to residents. A financial contribution to improvements/provision elsewhere is preferred (Bryan Jezeph Consultancy).	Noted. The Playing Pitch Strategy considers the Borough's requirements.
Concern that a 2-storey limit on development is not appropriate (i.e. too restrictive) (Bryan Jezeph Consultancy).	The character and density of the surrounding area is considered when defining the allocation requirements.
Concern that a wider buffer should be provided around 65 Warsash Road as it faces (rather than backs onto) development.	Noted.
Concern that the footpath shown exiting onto Warsash Road is partly privately owned and therefore the use of the footpath cannot be permitted.	Noted.
Concern that the leisure centre [Holly Hill] is already too busy.	The Indoor Facilities Study considers the Borough's requirements and how they should be addressed.
Concern that access may be created through Victory Hall and any potential destruction of hall.	Noted.
Concern that the site is not deliverable (requires multiple parties to work together and some land is not available).	Noted.



Concern that the decision(s) to accept this site have already been made.	Noted. Resolution to Grant Planning Permission has been granted on a proportion of the allocation.
Concern about the social issues arising from the affordable homes.	Noted.
Concern that there is insufficient policing in the area.	Hampshire Constabulary are a statutory consultee during the plan-making process.
Concern that the land should be instead used for sports/play.	The Borough's requirement for sports pitches is addressed in the Playing Pitch Strategy.
Concern that there will be a detrimental impact to the River Hamble (historic importance and wildlife).	Noted.
Concern that the existing two nursing homes on Brook Lane already have insufficient parking.	Planning proposals are required to meet parking standards as set out in the Residential Parking Standards SPD.
<b>Support</b>	
HCC support the housing allocation located in an existing residential area with local shops and facilities and served by public transport (Hampshire County Council).	Support noted.
The site is in an accessible and sustainable location, walking distance to a range of facilities and services (Foreman Homes and Bryan Jezeph Consultancy).	Support noted.
Support the inclusion of this site as a preferred site (Bryan Jezeph Consultancy, Taylor Wimpey and WYG on behalf of Bargate Homes).	Support Noted
The site is needed to overcome the 5-year housing land supply shortfall (Bryan Jezeph Consultancy).	Noted.
The site could deliver in the short term (Foreman Homes and WYG on behalf of Bargate Homes).	Noted.
Although as part of an objection to the principle of the site being allocated, support for the sensible approach to density.	Noted.
<b>Comment</b>	
ALTERNATIVE SITE: Newlands Farm would be a more appropriate site as it would deliver the infrastructure to serve the development.	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.

Fewer homes/lower density would be better on the site. More of the site should be left open. Suggestion that homes should just be located to the north of Greenaway Lane or just to the east side of the proposed allocation.	Development considers the character and density of the surrounding area and must ensure the effective use of land.
ALTERNATIVE SITE: Another Welborne type development should be provided instead.	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
ALTERNATIVE SITE: More homes at Welborne should be added instead.	Delivery of 6000 homes at Welborne has been assessed as appropriate by the Planning Inspectorate on behalf of the Secretary of State.
ALTERNATIVE SITE: Homes should instead be provided at Down End West (Portchester).	Noted.
ALTERNATIVE SITE: More homes should be provided north of the M27 (to take pressure of road network) instead.	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability. Further housing delivery to the north of the M27 will be provided at Welborne.
A better or new park is needed.	The allocation requires that two locally equipped areas of play are to be included in the development in accordance with the Fareham Planning Obligations Supplementary Planning Document.
ALTERNATIVE SITE: More homes should be provided at Whiteley instead.	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
ALTERNATIVE SITE: Homes should instead be provided near Junction 11 of the M27.	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
If housing was provided as bungalows/for the elderly then there would be less pressure on the roads and schools.	Housing Allocations are required to meet a variety of local housing needs.
ALTERNATIVE SITE: Homes should instead be provided at Posbrook Road (Titchfield).	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment

	Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
ALTERNATIVE SITE: Homes should instead be provided at Titchfield Common.	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
ALTERNATIVE SITE: Homes should instead be provided at St. Margaret's Lane.	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
Concerns on the impact of the trips generated from the Warsash allocation on the A27 corridor and specifically the Barnes Lane and Brook Lane junctions. The A27 is part of the strategic road network and the priority will be to maintain this road hierarchy by not adding unacceptable additional delays to the functioning of this corridor. Therefore any improved junction with the A27 would need to prioritise flows along the A27. Substantial investment is already underway on the eastern part of the A27 corridor between Segensworth and Fareham as part of improving access to Fareham and Gosport by improving journey time reliability and vehicle flows. Therefore further study work will be needed to investigate the impact of the proposed allocations on the western section (Segensworth to Windhover roundabout) of the A27 corridor. Suggest that mitigation for site and/or off-site highway improvements is secured for local improvements to the A27 corridor. (Hampshire County Council – Highways Authority)	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow as would be the case at Barnes Lane/Brook Lane. The TA also considers the potential re-routing effect of various measures which are taken into account in proposed mitigation schemes.
Site allocation should include reference to the adopted Hampshire Minerals and Waste Plan (2013) due to mineral safeguarding (sand and gravel likely to underlay site) (Hampshire County Council – Strategic Planning).	Noted. The Publication Plan makes reference to the Minerals and Waste Plan as part of the Development Plan.
The impact from the new housing developments on school place planning in the local area is being assessed. The level of development identified for Warsash, totalling 700 dwellings, would equate to a demand for an extra 210 primary age pupils or 30 per year group. A review of pupil forecasts is being	Noted.

undertaken taking into account these new housing developments (Hampshire County Council Children's Services)	
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 90 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.
Additional local sewerage infrastructure required to accommodate development (Southern Water).	Noted.
Additional criteria should be added to policy to include (j) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and (k) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (Southern Water).	Noted. The following wording has been added: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes at the request of Southern Water.
Alternative connection point onto Lockwood Road suggested (Foreman Homes).	Noted.
Welcome the explicit reference to education provision in all the draft housing allocations. In relation to HA1 recommend that the next iteration of the Local Plan provides further detail to clarify whether an onsite school is required [or the] extent of capacity in nearby schools and potential/suitability for expansion to existing schools. (Education and Skills Funding Agency Department).	Noted.
Confirmation that Vero Ltd. want no part of the housing development and development will make their position untenable (Vero Ltd).	Noted.
If developed the land should be freehold rather than leasehold.	Noted.
Places like Winchester District should build more.	Noted. Winchester District Council are also planning for future development.
More recreation (indoor and outdoor) is needed.	Noted. This is examined in the Playing Pitch Strategy and Indoor Facilities Study.

We do not need more houses.	Fareham has a duty to meet the objectively assessed need of future housing in the Borough.
Building flats on fewer sites would be better.	Noted. Development seeks to consider the character and density of the surrounding area.
The site allocation includes 28 Brook Lane but this does not form part of the land promoted for residential development and should be omitted from the allocation (WYG on behalf of Bargate Homes).	Noted. Site boundary amended.
Criterion (a) – (i) are overly prescriptive and do not allow sufficient flexibility. Criterion (a) in particular should be changed to read ‘the design and layout of proposals should be informed by and be broadly consistent with the Development Framework Plan...’ (WYG on behalf of Bargate Homes).	Noted.
Criterion (b) should be amended to read ‘the quantum of housing proposed shall be broadly consistent with the indicative site capacity’. (WYG on behalf of Bargate Homes).	Noted.
Criterion (c) should not restrict the use of Greenaway Lane to serve only frontage dwellings. The capacity of Greenaway Lane to accommodate access to further dwellings should not be discounted at this stage (WYG on behalf of Bargate Homes).	Noted.
Criterion (h) to too restrictive. Decisions over retention of trees should be at the planning application stage. (WYG on behalf of Bargate Homes).	Noted.
Criterion (i) should also refer to CIL (WYG on behalf of Bargate Homes).	Noted.
<b>Representations on Draft Housing Allocation HA2 - Newgate Lane South</b>	
Number of representations on policy: 529	Objection: 517
	Support: 4
	Comment: 8
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong highway concerns that development will lead to worsening traffic particularly in the vicinity of the allocation. Strong concerns that the development will lead to worsening traffic congestion in Peel Common / Bridgemark / Newgate Lane in Gosport Borough and increased rat-running of	Noted. This site is no longer progressing in the Local Plan.



traffic. Concern raised that the Newgate Lane South improvements will be nullified by the development and impacts on traffic flow further up the A32 towards the Quay Street Roundabout. Concern also raised about how the development will not help traffic flow in and out of the Gosport Peninsula.	
Strong concerns that the proposed allocation will impact upon the quality of life of Gosport residents, particularly in Peel Common and Bridgemary in relation to traffic and infrastructure impacts.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns with the proposed demolition of 165 and 167 Tukes Avenue for access purposes and undue distress caused to existing residents.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns raised to the proposed access points from the site into Gosport Borough (Bridgemary and Peel Common). Many objections raised on access points into Bridgemary adjacent to Woodcot Primary School due to safety concerns. Concerns also raised about proposed access from Brookers Lane.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns raised on the loss of the existing Strategic Gap which prevents both physical coalescence and provides a gap between communities. Some of these objections note this to be in conflict with the existing FBC policy to protect the Strategic Gap in this location (some respondents refer to the loss of green belt land).	Noted. This site is no longer progressing in the Local Plan.
Concerns there will be insufficient school places to accommodate children from the development. Particular concern expressed that there would be an undue burden placed on education facilities in Gosport Borough. A development of this size should be providing for a new school.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the pressure that the development will put on existing doctor's surgeries. Particular concern expressed that there would be an undue burden placed on health facilities in Gosport Borough. A development of this size should be providing for a new doctor's surgery. Some concern also expressed that existing facilities within Fareham Borough would not be able to cope and are currently unfit for purpose. (e.g. Stubbington Medical Centre).	Noted. This site is no longer progressing in the Local Plan.
Concerns that traffic from the development will lead to worsening air pollution. Particular concerns raised to the Council's commitments towards reducing air	Noted. This site is no longer progressing in the Local Plan.

pollution due to a continued breach of air quality limits and that allocating this site would not help to achieve air quality reduction targets.	
Concerns over the depletion of countryside/greenfield land.	Noted. This site is no longer progressing in the Local Plan.
Concerns that increased traffic will impact upon the safety of road users, pedestrians and cyclists. Particular concern with the proposed access points via Tukes Avenue opposite Woodcot School from a safety point of view. Reference made to how rat-running will impact upon road safety.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the loss of open space in terms of its recreational value it serves existing residents in the surrounding area of Peel Common / Bridgemark in Gosport Borough.	Noted. This site is no longer progressing in the Local Plan.
Concerns that the development will lead to the unavailability of parking particularly with overspill onto Tukes Avenue as a result of proposed access points in this area. Also concern that parking in Tukes Avenue is already limited due to people using the road to park when shopping in Asda, which results in limited parking spaces for residents.	Noted. This site is no longer progressing in the Local Plan.
Concerns over how the proposal constitutes overdevelopment and cramming. Reference also made to the already high density of development in the area.	Noted. This site is no longer progressing in the Local Plan.
Concerns over how additional traffic from the development will impact upon Fareham residents using Newgate Lane / getting in and out of Speedfields Park / Stubbington / further north to the A32 and Quay Street.	Noted. This site is no longer progressing in the Local Plan.
Concerns over how the development would impact upon biodiversity and ecology. Reference made to the site accommodating deer, voles, bats, overwintering birds, birds of prey, robins, green finches, blackbirds and sparrows.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of dentists near the proposed allocation.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of infrastructure in the vicinity with much of this emphasis relating to how it would specifically impact upon Gosport Borough in terms of financial implications and reduced capacity for Gosport residents.	Noted. This site is no longer progressing in the Local Plan.
Concerns raised that the site is prone to drainage and flooding problems and how this may be exacerbated by development.	Noted. This site is no longer progressing in the Local Plan.
Concerns raised that Fareham Borough Council is required to have discussions and agreement with Gosport Borough Council with regards to the specific allocation of this site and that such dialogue has not been	Noted. This site is no longer progressing in the Local Plan.

undertaken. A few specific references made to how Fareham Borough Council has failed to comply with the 'Duty to Cooperate'.	
Some concern raised that the development of this site would constitute coalescence / urban sprawl.	Noted. This site is no longer progressing in the Local Plan.
Some concern that the development of the site would have a negative impact upon the economy (particularly access to Daedalus) due to increased traffic and congestion and concern that there would not be any jobs available for new residents.	Noted. This site is no longer progressing in the Local Plan.
Some concern that the proposed allocation of this site is due to political reasons (e.g. Newgate Lane Southern Section road only built to allow the development / political dogma / Councillors don't live locally within the area / planning committee ignoring views of many local Gosport residents).	Noted. This site is no longer progressing in the Local Plan.
Some concern that the development will negate the benefit produced from the new Newgate Lane South road, by placing additional cars immediately onto it.	Noted. This site is no longer progressing in the Local Plan.
Some concern that this development/site would not have been needed were it not for the delays in the delivery of Welborne.	Noted. This site is no longer progressing in the Local Plan.
Some concern about the lack of community and social facilities to be provided with the development.	Noted. This site is no longer progressing in the Local Plan.
Some concern about how the development would stretch the emergency services (e.g. police and fire), whilst highways congestion may hinder emergency services.	Noted. This site is no longer progressing in the Local Plan.
Some concern about how the development would result in the loss of agricultural land.	Noted. This site is no longer progressing in the Local Plan.
Some concern about how the development would result in the loss of trees and hedgerows.	Noted. This site is no longer progressing in the Local Plan.
Some concern about how the development would result in cumulative impacts along with other developments in the area, including IFA2, Daedalus and the Newgate Lane South road improvements, all of which are located in nearby proximity within the Strategic Gap.	Noted. This site is no longer progressing in the Local Plan.
Some concern about how the development would result in increased crime.	Noted. This site is no longer progressing in the Local Plan.
Some concern about how the development would result in the loss of local amenity value for existing Gosport residents including privacy, sunlight and overlooking.	Noted. This site is no longer progressing in the Local Plan.

Some concern about the level of noise pollution likely to arise from the development including during the construction phase.	Noted. This site is no longer progressing in the Local Plan.
Some concern raised about how the development would impact upon the general character of the Peel Common Estate and surrounding area.	Noted. This site is no longer progressing in the Local Plan.
Some concern raised about how the development may not provide any / enough affordable housing and the prices of the new houses will not be affordable for those people living in the area.	Noted. This site is no longer progressing in the Local Plan.
Comment received about how the development would result in an increase in litter.	Noted. This site is no longer progressing in the Local Plan.
Comment received about how the development would result in an increase in insurance premiums for existing residents.	Noted. This site is no longer progressing in the Local Plan.
Comment received stating that legal action will be taken against Fareham Borough Council due to proposed demolition of homes to create new access route via Tukes Avenue.	Noted. This site is no longer progressing in the Local Plan.
Comment received stating that the proposed development can't be justified as it's inconsistent with the findings of the Council's landscape character assessment.	Noted. This site is no longer progressing in the Local Plan.
Comment received stating the site should be alternatively used for essential services (e.g. health / police).	Noted. This site is no longer progressing in the Local Plan.
Comment made that there will be a lack of bus routes available from the development.	Noted. This site is no longer progressing in the Local Plan.
Concern that the lack of public transport choices from the development will impact upon the AQMA on Newgate Lane with this being supported by information in the Interim Transport Assessment. (Gosport Borough Council).	Noted. This site is no longer progressing in the Local Plan.
Concern over insufficient detail of how school places would be impacted by the proposals or medical/community facilities. (Gosport Borough Council).	Noted. This site is no longer progressing in the Local Plan.
There is potential to harm the amenities of local Gosport residents with the introduction of new access points to existing residential areas (increased traffic). (Gosport Borough Council).	Noted. This site is no longer progressing in the Local Plan.
There is no provision in the policy to protect the amenities of existing residents in the vicinity. (Gosport Borough Council).	Noted. This site is no longer progressing in the Local Plan.
The proposed allocation would appear to contradict proposed policy SP6 and its supporting text and that the integrity of the Strategic Gap would be	Noted. This site is no longer progressing in the Local Plan.

impacted by the sheer scale of the development and physically and visually diminish separation of the settlements. (Gosport Borough Council).	
The allocation has the potential to negate the benefits of the Newgate Lane South improvements due to a negative impact on traffic flow. (Gosport Borough Council).	Noted. This site is no longer progressing in the Local Plan.
Objection raised to proposed allocation proposed housing allocation which is proposed to access the new Newgate Lane South. The purpose of the current improvements to Newgate Lane are to address existing traffic congestion and environmental issues on Newgate Lane and other corridors providing access to the Gosport peninsula and to facilitate better strategic access to jobs at Daedalus. The proposed allocation is likely to increase both the levels of out-commuting from the peninsula in the morning peak travel period and negate the purposes of the Newgate Lane improvements and is therefore not supported. (Hampshire County Council Highways Authority).	Noted. This site is no longer progressing in the Local Plan.
The allocation of this site would be contrary to both proposed Policy SP6 and Policy CS22 within the Local Plan Part 1 Core Strategy with regards to harm caused to the physical and visual benefits of the Fareham/Lee-on-the-Solent Strategic Gap. Further development on the part of the Daedalus site within this gap raises further concerns. (Lee Residents Association).	Noted. This site is no longer progressing in the Local Plan.
The allocation will have a severe detrimental impact on the surrounding road network, roads already formally recorded as over capacity at peak periods and would be in conflict with criterion c) of proposed Policy CF1. (Lee Residents Association).	Noted. This site is no longer progressing in the Local Plan.
The allocation of HA2 would completely contravene sub paragraphs a), b), d), e), g) and h) of proposed Policy INF2. (Lee Residents Association).	Noted. This site is no longer progressing in the Local Plan.
The allocation of this site will seriously undermine the principle for the construction of the Newgate Lane South relief road of which is not intended to serve a new large housing development. (Lee Residents Association).	Noted. This site is no longer progressing in the Local Plan.
Concern that the site can only be accessed by private transport which will aggravate congestion and pollution concerns on the Gosport peninsula and upon the Daedalus Economic Zone. The proposal will also place a strain on existing infrastructure intended to support Gosport residents. (Lee Residents Association).	Noted. This site is no longer progressing in the Local Plan.



<i>Support</i>	
Support for the general principle of the proposed allocation for residential development of approximately 475 dwellings. (Miller Homes, Bargate Homes).	Noted. This site is no longer progressing in the Local Plan.
Promoter of northern parcel has an agreement with Redrow Homes and are committed to working collaboratively with the other two land parcels within the proposed allocation to prepare a detailed framework, which will be informed by further technical work. A phased approach of separate planning applications, informed by the Development Framework is supported. (Landowner).	Noted. This site is no longer progressing in the Local Plan.
Northern parcel is available to deliver housing within the next 5 years. (Landowner).	Noted. This site is no longer progressing in the Local Plan.
Support for the principle of the allocation – the southern portion of which (3002) can deliver 100 dwellings. Bargate Homes are committed to working collaboratively with the promoters of the other two land interests within the draft allocation to deliver a high-quality development (Bargate Homes)	Noted. This site is no longer progressing in the Local Plan.
The inclusion of the site is welcomed. The site does not have any significant constraints, which could not be overcome by mitigation, and a key piece of infrastructure (Newgate Lane South Relief Road) is under construction. The site could be delivered quickly and in the early stages of the plan period. Pegasus are promoting Land to the North of Gosport Road to be included as a site for housing in the Draft Local Plan. The site lies adjacent to HA2 (Pegasus Planning Group).	Noted. This site is no longer progressing in the Local Plan.
<i>Comment</i>	
More suitable areas / sites for building housing including: brownfield sites (no specific sites mentioned); Warsash (no specific site mentioned); Stubbington (no specific sites mentioned); north or west of the A32 (no specific sites mentioned); north of Fareham (no specific sites mentioned); other site of Newgate Lane (i.e. western side) behind existing housing (no specific sites mentioned); one of the many other green and open areas within the Borough (no specific sites mentioned); larger housing sites to be located closer to the motorway; smaller developments that would spread out the housing preferably to the north of the M27 (no specific sites mentioned);	Noted. This site is no longer progressing in the Local Plan.

redevelopment of areas that need knocking down and rebuilding (no specific sites mentioned); put them in the Fareham area (no specific sites mentioned); the open ground behind Collingwood near to Stubbington / Peak Lane (i.e. Newlands Farm).	
Infrastructure provision by developers should be that necessary to make the development acceptable in planning terms, directly related to the development and fair and reasonable in scale and kind to the development. (Site Promoters).	Noted. This site is no longer progressing in the Local Plan.
The supporting text to the policy indicates that, subject to preparation of and compliance with the overarching Development Framework, the Council will accept separate planning applications allowing for the phased delivery of the allocation. Miller Homes & Bargate Homes seek clarification that this does not in fact refer to separate planning applications being an accepted approach rather than the phased delivery of a single outline consent. As such, Miller Homes & Bargate Homes support the approach of working collaboratively to prepare an overarching Development Framework allowing each individual interest to bring forward separate planning applications. (Miller Homes, Bargate Homes).	Noted. This site is no longer progressing in the Local Plan.
Whilst Miller Homes & Bargate Homes support the principle of the allocation at HA2 we would request the wording of the specific requirements set out in part A to J of policy HA2 be presented so as not to be unduly restrictive at the strategic scale ensuring the evolving scheme can respond to the recommendations of any future technical reports prepared in support of a planning application. For instance, HA2 (I) pre-empt the Flood Risk Assessment and the most appropriate drainage strategy. The most appropriate strategy may be best provided separately or on a different alignment to the existing drainage ditches via a network of swales and attenuation ponds. (Miller Homes, Bargate Homes).	Noted. This site is no longer progressing in the Local Plan.
Whilst Miller Homes do not object to the provision of the necessary infrastructure clarity is sought in the policy or the supporting text that the provision of infrastructure will have regard to the tests set out in paragraph 122 of the Community Infrastructure Levy Regulations 2010, specifically that they are: a) necessary to make the development acceptable in planning	Noted. This site is no longer progressing in the Local Plan.

terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development. (Miller Homes).	
Additional local sewerage infrastructure is required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity). Insufficient capacity is not a constraint to development as extra capacity can be provided. Additional policy criteria recommended. (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
Existing underground wastewater infrastructure is present beneath the site and needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
Proposed site is within 400m of Peel Common Wastewater Treatment Works (WTW). Southern Water's concern is that the proximity of any 'sensitive' development to the WTW, such as housing, could have an unacceptable impact on the amenity of the site's future occupants arising from the WTW's essential operational activities. Such impacts may include odour from wastewater processing. It is therefore important that the layout of any development scheme at this site should be informed by an odour assessment, to ensure there is adequate separation from the WTW. Additional policy criteria recommended. (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
There is an existing main running through the site and the developer should seek more information on this from Portsmouth Water before submitting a planning application. (Portsmouth Water).	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council operates as the Minerals and Waste Planning Authority. Site is covered by a minerals and waste safeguarding as it is likely to be underlain by sand and gravel. Further assessment to understand the suitability and viability of extraction of known mineral resources in that location needs to be considered. This is to ensure that the mineral deposits are not sterilised by non-mineral development. (Hampshire County Council Minerals and Waste Planning Authority).	Noted. This site is no longer progressing in the Local Plan.

Additional school places may be required to be delivered from developer contributions secured through a Section 106. (Hampshire County Council Children's Services).	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council has a statutory responsibility as the Highway Authority for Public Rights of Way. Fareham Footpath 76 runs along the northern part of the site, where it connects with other rights of way. A number of other rights of way are located to the east of the site. HCC recommend that any development at this location retain Footpath 76 within a buffer, and provide connections to the route. In addition, the County Council request that appropriate mitigation measures are provided towards enhancing the local rights of way network. (Hampshire County Council Rights of Way).	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council has a statutory responsibility for education in the Borough. It is anticipated that there will be a generated demand for up to 40 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).	Noted. This site is no longer progressing in the Local Plan.
Local Planning Authority would need to satisfy itself that excluding the proposed site HA2 from the designated strategic gap is not detrimental to the integrity of the gap, leading to the coalescence of the Fareham and Stubbington settlements, and harmful to the overall purpose of the Strategic Gap policy. (Hampshire County Council).	Noted. This site is no longer progressing in the Local Plan.
MOD supports the requirement for further work to assess the importance of the northernmost field for overwintering birds, due to the concern that birds could potentially be displaced onto the adjacent playing fields, which would impact on the operation of HMS Collingwood. (Defence Infrastructure Organisation (on behalf of the Ministry of Defence)).	Noted. This site is no longer progressing in the Local Plan.
Newgate Lane currently experiences congestion during peak traffic times and an increase in congestion associated with this allocation could impact on the operation of HMS Collingwood. Notwithstanding the envisaged completion of the Newgate Lane South road scheme, MOD therefore supports the requirement for further off-site highway improvement and mitigation works and the need to reduce the impact of this allocation on the road network	Noted. This site is no longer progressing in the Local Plan.

around HMS Collingwood. (Defence Infrastructure Organisation (on behalf of the Ministry of Defence)).	
HA2 is adjacent to a site which has been identified as a 'low use' site in the updated Brent Geese and Waders Strategy. Appropriate mitigation must be used to ensure any development does not have an impact on the adjacent 'low use' site for Brent Geese and Waders. (The RSPB).	Noted. This site is no longer progressing in the Local Plan.
It is critical that the amenities of residents in the vicinity of the proposed development are not harmed by the proposal. (Gosport Borough Council).	Noted. This site is no longer progressing in the Local Plan.
<b>Partial or Anonymous Representations on Policy HA2 (Newgate Lane South)</b>	
This table provides details of any new matters raised (i.e. not listed in the above table) that have been received in either anonymous or partially completed representations. These representations have limited weight but have been read, considered and reflected below in the interest of transparency.	
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Support</i>	
Lots of improvements to roads, can be accessed from all directions and is close to new employment sites and sixth form college. Improvements to cycle paths in this area will make it safer to commute by bike to Fareham and Gosport, which will help reduce pollution.	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Draft Housing Allocation HA3 - Southampton Road</b>	
Number of representations on policy: 27	Objection: 14
	Support: 5
	Comment: 8
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concerns that development will lead to worsening traffic congestion in the vicinity, including the A27, M27 and roundabouts.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such



	is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Very strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concerns that there will be insufficient school places to accommodate children from the development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.
Strong concern that traffic from the development will lead to worsening air and noise pollution, as the site is likely to be reliant upon car use.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concerns over the lack of dentists near the proposed allocation.	Noted.

Concerns over the loss of countryside in this location.	Noted. Area proposed for allocation is not identified as an area of special landscape quality. Allocation requires that a buffer is provided for the Sylvan Glade SINC.
Concerns over the lack of shops and services in close proximity to the site – leading to more car use.	Noted. The allocation requires the provision of safe pedestrian/cycle routes and crossing points to local schools, open space and nearby facilities in Park Gate (set out in the development framework).
Concerns over a lack of infrastructure in the vicinity.	Noted. Proposals are required to provide local schools and early years, play area and improvements to existing off-site sports facilities. The allocation also requires the provision of safe pedestrian/cycle routes and crossing points to local schools, open space and nearby facilities in Park Gate (set out in the development framework).
Concerns that the development will lead to the unavailability of parking for services and other properties in the vicinity.	Noted. Development will be required to provide levels of parking as set out in the residential parking standards supplementary planning document. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concerns that walking routes to schools will be both dangerous and difficult.	Noted. The allocation requires the provision of safe pedestrian/cycle routes and crossing points to local schools, open space and nearby facilities in Park Gate (set out in the development framework).
Concern over the scale and location of all development proposed within the Borough.	Noted.
Concern that further development will lead to problems with surface water drainage both at and near to the proposed allocation.	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems.
Concern over the limited/ complete lack of public transport available at/near the proposed allocation.	Noted. Hampshire County Council consulted as Highways Authority.

Concern that the development will lead to a loss of habitats for wildlife.	Noted. Allocation requires that a buffer is provided for the Sylvan Glade SINC. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Concern over the lack of walking and cycling facilities to/from and at the site.	Noted. The allocation requires the provision of safe pedestrian/cycle routes and crossing points to local schools, open space and nearby facilities in Park Gate (set out in the development framework).
Concern that vehicular access onto the A27 will cause new congestion – would prefer access to be restricted onto Segensworth Road only.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concern over access onto Segensworth Road due to congestion/ geometry of Segensworth Road and Witherbed Lane junction.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to

	alleviate those issues. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concern over a lack of recreational facilities available at the site.	Noted. Proposals are required to provide play area and improvements to existing off-site sports facilities. The allocation also requires the provision of safe pedestrian/cycle routes and crossing points to local schools, open space and nearby facilities in Park Gate (set out in the development framework).
Concern that development will lead to traffic rat-running along residential roads.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
<i>Support</i>	
Support for the comprehensive development of this area together with a phased approach.	Noted.
Support for amending the urban boundary to include the proposed allocation.	Noted.

Support for proposed allocation as access can be obtained from the widened A27.	Noted.
Support for location as some existing development is already present.	Noted.
Location is close to existing employment areas.	Noted.
New development will bring new household expenditure into the area supporting local retailers (particularly garden centres).	Noted.
<i>Comment</i>	
Improvements to Segensworth roundabout and junction 9 should be required as part of development.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.
Highway access improvements required in vicinity of proposed allocation.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.
School places need to be provided to meet requirements of development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.



Development must protect existing woodland at the site.	Noted. Allocation requires that a buffer is provided for the Sylvan Glade SINC.
Not reasonable/ practical for southern part of site to access via Segensworth Road – has benefit of existing access onto Southampton Road (A27).	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.
Hampshire County Council, as a landowner, is prepared to make its land available to support the comprehensive redevelopment of the site, subject to the approval of the County Council's Executive Member for Policy and Resources (Hampshire County Council Property Services).	Noted.
Site allocation should include reference to the adopted Hampshire Minerals and Waste Plan (2013) due to mineral safeguarding (sand and gravel likely to underlay site) (Hampshire County Council – Strategic Planning).	Noted. The Publication Plan makes reference to the Minerals and Waste Plan as part of the Development Plan.
Proposed development will require the provision of additional school places (Hampshire County Council - Education).	Noted.
Development must provide appropriate mitigation measures towards the protection and enhancement of Kites Croft SINC located to the south of the site, to mitigate for increased recreational pressure (Hampshire County Council – Countryside).	The following amended wording has been added: Provide appropriate mitigation measures towards the protection and enhancement of Kites Croft Site of Importance for Nature Conservation located to the south of the site.
It is not clear that the proposed allocation is well located in relation to access by active travel modes to local services and facilities and as such, is likely to give rise to increased number and duration of vehicular trips. HCC raises concern with this allocation and will comment further once the local plan TA has been finalised and it has been determined whether these concerns can be addressed at a strategic level (Hampshire County Council – Highways).	Noted.



Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 44, 30-hour places for 2-3-4 year olds. Despite new provision opening at Titchfield Community Centre and Segensworth early in 2017 there is no spare capacity in these areas. The proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Services for Young Children).	Noted. Appropriate reference to be made in site allocations as necessary.
Southern Water is the statutory water and wastewater undertaker for the area covering the proposed allocation. Underground infrastructure is present at the site and needs to be taken into account when designing the proposed development through an easement, or possibly a diversion. Additional criterion suggested as '(I) provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes' (Southern Water).	Noted. The following wording has been added to the site allocation policy: Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes at the request of Southern Water.
<b>Representations on Draft Housing Allocation HA4 - Downend Road</b>	
Number of representations on policy: 181	Objection: 176
	Support: 3
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong highways concerns. Particularly concerned that development will lead to worsening congestion and delays on The Causeway, The Ridgeway/Portsdown Hill Road/Shearwater Avenue/A27/Downend Lane. Concerns over the use of heavy goods vehicles particularly on the narrow railway bridge, and that it will not support vehicles of that size/weight. Also concerned that road safety will significantly worsen.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.

Strong concerns over the pressures that the development will put on existing health care facilities – due to already long wait times.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concerns that there will be insufficient school places to accommodate children from the development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.
Strong concerns over the proposed access into the site from Downend Road. Particularly that the proposed access is unsuitable for the size of the development and will lead to worsening traffic congestion.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.
Strong concerns that there is a lack of parking for residents near the proposed development, and development of the site will create further parking issues for residents in the vicinity.	Noted. Development will be required to provide levels of parking as set out in the residential parking standards supplementary planning document.
Strong concerns that the traffic from development will lead to worsening air and noise pollution	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27

	corridor. All developments will be expected to contribute financially to these routes.
Strong concerns that the development will lead to a loss of habitats for wildlife. Particularly concerned on the impact on the nearby Downend Chalk Pit SSSI and Ramsar sites and on birds of prey, badgers, foxes and slow worms.	Noted. Allocation requires that proposal's design and layout take account of the SSSI. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Concerned that walking routes to school will be both dangerous and difficult.	Noted. The allocation requires that proposals provide pedestrian and cycle connectivity to Downend Road, The Thicket and Cornaway Lane.
Concerned over the depletion of countryside/greenfield land.	Noted.
Concerned over the impact of the landscape in Portchester, particularly the impact on Portsdown Hill.	Noted. Allocation requires that proposal's design and layout considers the site context, taking account of the landscape setting on Portsdown Hill, the SSSI and archaeological remains. .
Concerns over the loss of agricultural land.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concerned over the lack of infrastructure in the vicinity in general.	Noted. Statutory consultees are consulted throughout the production of the local plan, these include Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group. These consultations seek to address the future infrastructure requirements. All developments will be expected to contribute financially to meet infrastructure requirements.
Concerned that the proposed development will be detrimental and the 'village' character of Portchester will be lost.	Noted.
Concern over the impact of the proposed development on emergency services, particularly due to the proximity of site to QA Hospital.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.

Concerned that there are too many homes proposed for Portchester, particularly for the Downend Road site, and that development should be spread across the Borough more evenly.	Noted. The local plan proposes a spread of development allocations throughout the borough.
Concerned over the pressure the development will place on existing dentists in the area.	Noted.
Concern over the lack of services and facilities and jobs in the area, and the increased pressure that the development would impose on these facilities.	Noted. Developments will be required to contribute financially to meet infrastructure requirements which are identified through consultation with statutory consultees such as Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group.
Concern over the lack of affordable housing proposed for the Downend Road site.	Noted. The local plan will require that developments of 10 dwellings or more provide a proportion of dwellings as affordable housing.
Alternative sites should be considered in favour of the Romsey Avenue allocation, this includes Newlands Farm, Swanwick Lane, Sopwith Way, Sovereign Crescent and Oakcroft Lane. Also suggested that further homes should be allocated in Fareham Town Centre.	Noted. The local plan seeks to allocate sites across the borough including in Fareham South, Sarisbury and Fareham Town Centre.
Concern over the shortage of public open space in Portchester.	Noted. The provision of accessible open space either directly, as part of a development allocation or indirectly, through financial contributions to enhance existing open space is a requirement of the local plan allocations.
Concern over the impact of the proposed site on pedestrians and cyclists, with increasing traffic through Downend Road and onto the Thicket where there is a blind spot.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across the borough. All developments will be expected to contribute financially to these routes.
Concern over the lack of public rights of way in the vicinity.	Noted.





Concern over the rise of crime in the vicinity and also the potential security and anti-social behaviour issues arising from the proposed development. In particular there are concerns that the development will create overlooking.	Noted. The police are consulted in all consultations of the Local Plan. Development allocations seek to reduce overlooking through site-specific requirements such as limiting building heights and the retention of important trees and hedgerows.
Concern that this site would not have been required for development were it not for delays in Welborne being delivered.	Noted. Housing requirement over the plan period (to 2037) in the Borough does take Welborne into account, however it is acknowledged that there have been delays with the progress of Welborne.
Concern over the poor drainage on the sites, in particular the impact on surface water flooding. In particular concerned about the risk of contamination from soil.	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems. Consultation with Environmental Health Officers will identify potential contamination and require appropriate assessment and mitigation.
Concerns over the lack of public transport in the vicinity.	Noted. The site is close to the A27. This is part of the wider bus network and the route identified for the future extension of the Bus Rapid Transit service.
Concern over the impact of developing the site on the nearby memorial gardens and crematorium.	Noted.
Concern over the pedestrian access onto Upper Cornaway Lane.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across the borough. All developments will be expected to contribute financially to these routes.
Concern over the mass/mix of housing proposed for the site.	Noted. Development seeks to consider the character and density of the surrounding area.

Concern over the proximity of the site to the RNAD Bedenham (ammunitions) safeguarding zone.	Noted.
Concerned over the loss of trees on site.	Noted. The local plan allocations require that trees subject to a Tree Preservation Order shall be retained. The local plan provides a policy for the protection of trees woodland and hedgerows.
Concerned over the lack of waste facilities proposed.	Noted. Hampshire Country Council are consulted on the local plan.
Concerned that the appeal for Cranleigh Road has created a precedent for development in the vicinity.	Noted.
Concern that a 2-storey limit to the homes proposed on the perimeter/access to the site is not appropriate (Miller Homes).	Noted.
Concern that more flexibility should be provided in relation to the use of Upper Cornaway Lane as a cycle path (Miller Homes).	Noted.
Veolia UK owns the land to the north known as Downend Quarry. The Hampshire Minerals and Waste Plan identified this site as a protected waste management site for a number of uses including wood sorting, transfer, etc. Concern that due to the openness of Downend Road that the proposed development will be more open and exposed to the approved operations at the quarry site. The development at Downend Road would need to demonstrate that the amenity of future residents would not be compromised by Veolia's operations (Veolia UK).	Noted.
<b>Support</b>	
The site is a suitable and sustainable location for residential development.	Support noted.
Miller Homes support the allocation of the site identified as Land East of Downend Road (3130) (Miller Homes).	Support noted.
Support given to criteria b) and g) in Policy HA4, in order to ensure adequate protection is afforded to potential archaeological heritage assets in accordance with paragraphs 135 and possibly 139 of the NPPF. The required assessment should also include an assessment of the potential impact of the development of this site on the setting and significance of the Fort Nelson Scheduled Ancient Monument to provide it with adequate protection in	Support noted.

accordance with paragraphs 132, 133 and 134 of the NPPF (Historic England).	
<b>Comment</b>	
Southern Water is the statutory undertaker for Portchester. Southern Water's assessment of the site reveals that additional local sewerage infrastructure would be required, to accommodate the proposed development. Therefore, a connection to the network to the nearest point of adequate capacity would be required (Southern Water).	Noted.
It is not clear that the proposed allocation is well located in relation to access by active travel modes to local services and facilities and as such, is likely to give rise to increased number and duration of vehicular trips. HCC raises concern with this allocation and will comment further once the local plan TA has been finalised and it has been determined whether these concerns can be addressed at a strategic level (Hampshire County Council – Highways).	Noted.
Hampshire County Council has a statutory responsibility as the Highways Authority for Public Rights of Way. The allocation appears to use Footpath 117 for vehicular access to the east. HCC would not support the use of this rights of way for vehicular access. HCC have aspirations to improve the rights of way within the vicinity of this site and would therefore request appropriate mitigation measures be provided (Hampshire County Council – Highways).	Noted.
Proposed development will require the provision of additional school places (Hampshire County Council - Education).	Noted.
Hampshire County Council has a statutory responsibility for education in the Borough. HCC identified that Portchester is deficient by 44 early-years childcare places and with the added Portchester draft allocations, this will increase to 70 places to meet demand for 2-4-year olds. The Local Plan should address this either directly or through financial contributions (Hampshire County Council – Children's Services).	Noted.
Hampshire County Council operates as the Minerals and Waste Planning Authority. The site is within a MWCA Safeguarded Site (Downend Quarry) which operates as part of a transfer station. This will need to be considered prior to development (Hampshire County Council – Minerals and Waste).	Noted

#### Representations on Draft Housing Allocation HA5 - Romsey Avenue

Number of representations on policy: 350	Objection: 341
	Support: 2
	Comment: 7
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Strong highway concerns. Particularly concerned that the development will lead to worsening traffic congestion on the A27, Beaulieu Avenue and on Romsey Avenue.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns over the pressures that the development will put on existing health care facilities – due to already long wait times.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns that there will be insufficient school places to accommodate children from the development, such as Wicor School.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns that the development will lead to a loss of habitats for wildlife. Particularly concerned on the impact on the nearby Portsmouth Harbour SPA, on Brent geese, slow worms, deer, badgers, bats, etc.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns over the loss of Grade 1 agricultural land.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns generally over the lack of infrastructure in the vicinity.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns that the traffic from development will lead to worsening air and noise pollution.	Noted. This site is no longer progressing in the Local Plan.
Concerned that walking routes to school will be both dangerous and difficult.	Noted. This site is no longer progressing in the Local Plan.
Concerned that the access into the site is too narrow, which could create potential hazards when accessing the site. Also concerned that the access is currently used for parking	Noted. This site is no longer progressing in the Local Plan.
Alternative sites should be considered in favour of the Romsey Avenue allocation, this includes Newlands Farm.	Noted. This site is no longer progressing in the Local Plan.
Concerned that the appeal for Cranleigh Road has created a precedent for development in the vicinity, including the allocation at Romsey Avenue.	Noted. This site is no longer progressing in the Local Plan.
Concerned over the amount of development that is proposed in Portchester and the development should be spread more evenly across the Borough.	Noted. This site is no longer progressing in the Local Plan.
Concerned that the development will create a precedent for the loss of countryside in the Borough.	Noted. This site is no longer progressing in the Local Plan.

Concern over the pressure the development will put on existing dentists.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of services and facilities and jobs in the area, and the increased pressure that the development would impose on these facilities.	Noted. This site is no longer progressing in the Local Plan.
Concern over the shortage of recreation facilities and public open space in the vicinity.	Noted. This site is no longer progressing in the Local Plan.
Concern over the impact of the development on the character of Portchester (including the heritage assets in close proximity).	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of affordable housing proposed for the Romsey Avenue site.	Noted. This site is no longer progressing in the Local Plan.
Concern over the impact on the emergency services, particularly in terms of accessing the site and additional pressure due to the size of the development.	Noted. This site is no longer progressing in the Local Plan.
Concerns that the development will lead to increased surface water flooding, particularly during peak rainfall.	Noted. This site is no longer progressing in the Local Plan.
Concern that there are too many homes proposed at Romsey Avenue, in conjunction with the other sites proposed in the rest of the Borough.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of trees on site.	Noted. This site is no longer progressing in the Local Plan.
Concern over the impact on landscape views.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of public transport provision in Portchester.	Noted. This site is no longer progressing in the Local Plan.
Concern over the noise from construction of the proposed development.	Noted. This site is no longer progressing in the Local Plan.
Concern over the proximity of the site to the RNAD Bedenham (ammunitions) safeguarding zone.	Noted. This site is no longer progressing in the Local Plan.
Concerned the site will result in the additional depletion of natural resources and lack of reference to renewable energy use on site.	Noted. This site is no longer progressing in the Local Plan.
<i>Support</i>	
The site is well served by existing infrastructure, services and facilities.	Noted. This site is no longer progressing in the Local Plan.
The development provides an opportunity to enhance cycle and pedestrian connections in the vicinity.	Noted. This site is no longer progressing in the Local Plan.
Romsey Avenue is a practical location for houses to be built in Portchester.	Noted. This site is no longer progressing in the Local Plan.
HCC support the location of the Portchester South housing allocations in existing residential areas which are served by local shops, facilities and public transport (Hampshire County Council – Highways Authority).	Noted. This site is no longer progressing in the Local Plan.



Comment	
The development site should be allocated as a Local Green Space.	Noted. This site is no longer progressing in the Local Plan.
Sites for housing development should be allocated on brownfield land.	Noted. This site is no longer progressing in the Local Plan.
Southern Water is the statutory wastewater undertaker in Portchester. Underground infrastructure is present at the site and needs to be taken into account when designing the proposed development through an easement, or possibly a diversion. Additional criterion suggested as '(i) provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes'. (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
Concern that the trips generated from the allocations will feed additional traffic onto roads in the local road network which are difficult to improve. Therefore the site promoters will need to prove that the sites and local facilities are accessible by walking, cycling and public transport and will need to assess the impact on the local roads of traffic heading to the A27 corridor and secure site and/or off-site highway improvements to mitigate the impact of the development (Hampshire County Council – Highways Authority).	Noted. This site is no longer progressing in the Local Plan.
HCC has concerns about the impact of both the Portchester Down End (HA4) and the Portchester South allocations on the Delme roundabout and the A27 Portchester Road. This includes the impact on the identified accident sites at the both the Castle street and West street roundabouts on the A27 in Portchester which are both the subject of a bid to the DfT Safer Roads Fund. Therefore the cumulative impacts of development along the A27 corridor between the Delme Arms Roundabout and the city boundary need to be assessed and any identified significant impacts mitigated (Hampshire County Council – Highways Authority).	Noted. This site is no longer progressing in the Local Plan.
HCC has a statutory responsibility as the Highways Authority for Public Rights of Way. Footpath 111A and Wicor is a nature reserve and countryside service, both of these amenities are in close proximity to the site. HCC require an appropriate mitigation strategy for the increased pressure on the assets that the development would generate. (Hampshire County Council – Highways Authority).	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council has a statutory responsibility for education in the Borough. HCC identified that Portchester is deficient by 44 early-years	Noted. This site is no longer progressing in the Local Plan.

childcare places and with the added Portchester draft allocations, this will increase to 70 places to meet demand for 2-4-year olds. The Local Plan should address this either directly or through financial contributions. (Hampshire County Council – Children’s Services).	
It is critical that all site allocations are reassessed against the updated Solent Waders and Brent Goose Strategy. A number of the proposed sites including the site at Romsey Avenue is now recognised as having greater importance to the network of SPA supporting sites and identified as a ‘Primary Support Area’. The Council must assess all of the sites including HA5 to demonstrate that all less damaging options have been excluded. In the absence of this assessment the RSPB concludes that the Plan would fail the NPPF tests of soundness. If the Council is unable to allocate sufficient land for development without impacting on statutory wildlife sites, it may be necessary for the Council to pursue a housing requirement that is lower than that identified in the PUSH SHMA. (RSPB).	Noted. This site is no longer progressing in the Local Plan.
The status of this site in the new Solent Wader and Brent Goose Strategy has changed from ‘Uncertain’ to ‘Secondary Support Area’ and as such mitigation measures will be required. (Hampshire & Isle of Wight Wildlife Trust).	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Draft Housing Allocation HA6 - Cranleigh Road</b>	
Number of representations on policy: 78	Objection: 75
	Support: 1
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concerns that the development will have an unacceptable impact to traffic congestion in the vicinity of the site and the A27. Also, that road safety will significantly worsen.  Congestion on the A27 is highlighted particularly the stretch between Cams Hill School/Downend Road Junction and the Delme Roundabout. Issues with access to the site and the level of existing parking on Cranleigh Road as a	Noted. This site is no longer progressing in the Local Plan.

result of the nearby school and Wicor Recreation Ground (the latter mainly problematic on weekends).	
Very strong concerns that there will be insufficient school places to accommodate children from the development.  Concerns are raised for primary and secondary level education (schools are full, the lack of places at schools will mean more children will be transported (largely by car) out of the area adding to the traffic issues).	Noted. This site is no longer progressing in the Local Plan.
Very strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns that the development will lead to worsening air pollution and air quality issues in the area.	Noted. This site is no longer progressing in the Local Plan.
Strong concern that the development will lead to a loss of habitats and wildlife. Impacts to Skylarks, Deer, Brent Geese, Badgers, Foxes, Slow Worms etc as well as impacts on the neighbouring Portsmouth Harbour SPA and the bird species associated with it.	Noted. This site is no longer progressing in the Local Plan.
Strong concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in Portchester. Site should remain as countryside. The site is outside of the Defined Urban Settlement Boundary.	Noted. This site is no longer progressing in the Local Plan.
Concern that the proposal will have a detrimental impact on the character of the area and the village identity of Portchester.	
Concern that development has not been evenly spread across the Borough and that Portchester has been especially burdened by new development.	Noted. This site is no longer progressing in the Local Plan.
Concern over loss of gap between Portchester and Fareham (some respondents refer to loss of strategic gap).	Noted. This site is no longer progressing in the Local Plan.
Concerns over the pressure that the development will put on existing dental surgeries.	Noted. This site is no longer progressing in the Local Plan.
Concern over impact to other infrastructure, chiefly sewage capacity.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of agricultural land.	Noted. This site is no longer progressing in the Local Plan.
Concern that the affordable homes built here will not be affordable.	Noted. This site is no longer progressing in the Local Plan.
Concern that development of the site will be detrimental to the landscape.	Noted. This site is no longer progressing in the Local Plan.

Concern that there is a lack of shops, services, public transport and jobs in Portchester, resulting in more car use.	Noted. This site is no longer progressing in the Local Plan.
Concern over the amount of light, noise and dust pollution resulting from the development.	Noted. This site is no longer progressing in the Local Plan.
Concerns about the risk of flooding with increased run-off specifically mentioned and effects of climate change on the development.	Noted. This site is no longer progressing in the Local Plan.
Concern that the development will bring an increase in crime to the area.	Noted. This site is no longer progressing in the Local Plan.
Concern over the density of the scheme being too high.	Noted. This site is no longer progressing in the Local Plan.
Concern that the development will take place within the vicinity of an existing oil pipeline which runs north to south along the eastern perimeter of the site.	Noted. This site is no longer progressing in the Local Plan.
HA6 is adjacent to a site which has been identified as a 'primary support area' site in the updated Brent Geese and Waders Strategy. Appropriate mitigation must be used to ensure any development does not have an impact on the adjacent 'primary support area' site for Brent Geese and Waders. (The RSPB).	Noted. This site is no longer progressing in the Local Plan.
<i>Support</i>	
Support for a comprehensive development of the site. (Persimmon Homes).	Noted. This site is no longer progressing in the Local Plan.
HCC support the location of the Portchester South housing allocations in existing residential areas which are served by local shops, facilities and public transport (Hampshire County Council – Highways Authority).	Noted. This site is no longer progressing in the Local Plan.
<i>Comment</i>	
Hampshire County Council request an appropriate mitigation strategy to be agreed to mitigate the increased pressure upon Fareham Footpath 111a and Wicor. (Hampshire County Council – Countryside Service).	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council has a statutory responsibility for education in the Borough. HCC identified that Portchester is deficient by 44 early-years childcare places and with the added Portchester draft allocations, this will increase to 70 places to meet demand for 2-4-year olds. The Local Plan should address this either directly or through financial contributions. (Hampshire County Council – Children's Services).	Noted. This site is no longer progressing in the Local Plan.
Site Promoters will need to prove that the site and local facilities are accessible by walking, cycling and public transport. (Hampshire County Council- Highways).	Noted. This site is no longer progressing in the Local Plan.

Hampshire County Council has concerns about the cumulative impact development in Portchester will have on the Delme Roundabout and A27 Portchester Road. This includes the impact on the identified accident sites at the both the Castle street and West Street roundabouts on the A27 in Portchester (both are the subject of a bid to the DfT Safer Roads Fund). As a result, impacts (as well as cumulative impacts) of development will need to be assessed and on-site and/or off-site highway improvements secured. (Hampshire County Council- Highways).	Noted. This site is no longer progressing in the Local Plan.
Proposed amendments to policy wording of HA6. This includes the deletion of part e) and h) of HA6. Changes to part c) and part d) of HA6 to reflect what was agreed and consented to in the extant planning permission on the site. See Ref 0027 for full details. (Persimmon Homes).	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Draft Housing Allocation HA7 - Warsash Maritime Academy</b>	
Number of representations on policy: 177	Objection: 168
	Support: 1
	Comment: 8
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concerns that the development will have an unacceptable impact to traffic congestion in the vicinity of the site and that road safety will significantly worsen.  Congestion at the points at which connecting roads reach the A27 are highlighted as an issue.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow.
Very strong concerns that there will be insufficient school places to accommodate children from the development.  Concerns are raised for primary and secondary level education (schools are full). The lack of places at schools will mean more children will be transported (largely by car) out of the area adding to the traffic issues. Any extensions to	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.



schools will reduce the outside space and providing new classrooms will overcome the issue of school hall space and other school facilities as well as quality of children's schooling. Furthermore, there are concerns that there is no school places available at Hook with Warsash Academy.	
Very strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients. New hospital also needed.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concerns that the development will lead to worsening air pollution and air quality issues in the area. Particularly concerned that there has been insufficient consideration of air quality implications from more cars/congestion resulting in health implications.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Strong concern that the development will lead to a loss of habitats and wildlife.  Particularly concerned over the impacts to deer, bats, badgers as well as impacts to bird species associated with the neighbouring SPA.	Noted. Allocation seeks to retain protected trees and hedgerows on site to provide a buffer for priority habitats. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Issues with Newtown Road and the level of parking/obstructions and access on this road are highlighted.	Noted. Development will be required to provide levels of parking as set out in the Residential Parking Standards Supplementary Planning Document. In addition, the impact of development on the transport network has been considered through the Transport Assessment and recommendations noted.
Concern that the proposal will have a detrimental impact on the character of the area and the village identity of Warsash.	Noted. The character and density of the surrounding area is considered when defining the allocation requirements.

Concern that the density of the development proposed is too high. This will impact on the character of the area, parking and traffic issues mentioned above.	Noted. The character and density of the surrounding area is considered when defining the allocation requirements.
Concern over the lack of pedestrian crossing points (on Warsash Road in particular), and the lack of cycle lanes and connectivity between existing cycle lanes.	Noted. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority has identified and prioritised walking and cycling routes across the Borough. All developments will be expected to contribute financially to these routes.
Concern that there are too many homes planned in the Warsash/western wards area, cumulative impact with other sites in the area. Warsash has been subject to lots of recent development and taken its fair share.	Noted. The local plan allocates sites for development throughout the Borough to meet the future housing and employment needs of the Borough.
Concern over loss of gap between Warsash and neighbouring urban areas (some respondents refer to loss of strategic gap/greenbelt).	Noted. Area is identified as countryside on the adopted policies map but not strategic gap or greenbelt.
Concern that there is a lack of shops, services, public transport and jobs in Warsash, resulting in more car use. Lack of parking at shops in Warsash and at Locks Heath District Centre/unable to park at local shops often, resulting creep of on-street parking on Brook Lane. Not enough for youths to do.	Noted. Development will be required to provide levels of parking as set out in the residential parking standards supplementary planning document. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concern over the impact of the proposed development on emergency services. Particularly in terms of response times.	Noted. Local plan engagement undertaken with statutory consultees including Fire Service and Police.
Concern over impact to other infrastructure (gas, electric, drainage, recreation space, broadband inadequate, sewerage, water supply).	Noted. Statutory consultation with utility providers undertaken throughout Local Plan preparation. Requirement for development to address site needs, including funding by developer contributions.
Concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in Warsash. Site should remain as countryside. The site is outside of the Defined Urban Settlement Boundary.	Noted.
Concerns over the pressure that the development will put on existing dentist provision.	Noted.

Concerns about the risk of flooding with increased run-off specifically mentioned and effects of climate change on the development.	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems.
Concerns raised that the site should be retained as an educational use; either as existing, or a primary/secondary school or as a A-level College.	Noted.
Concern that the area is expensive/high value and affordable homes built here will not really be affordable.	Noted. Sites of 10 or more dwellings or greater than 0.5 hectares are required to provide affordable housing in the development.
Concern that there is insufficient provision for care homes and the development will only add to the problem.	Noted. The local plan seeks to address the need for specialist housing such as housing for older persons through policies within the plan.
Concern that there has not been enough/any joint working with infrastructure providers (schools, CCG, highways, etc.) and neighbouring authorities Portsmouth and Southampton City Councils.	Noted. Statutory consultees are consulted throughout the production of the local plan, these include Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group. These consultations seek to address the future infrastructure requirements. All developments will be expected to contribute financially to meet infrastructure requirements.
Concern about the impact to businesses due to the increased traffic levels and issues with access to the area.	Noted. The impact of development on the transport network has been considered through the Transport Assessment and recommendations noted.
Concern over the loss of trees on the site.	Noted. Allocation requires the retention of protected trees.
Concern over the impacts to residential amenity for neighbouring/nearby occupants (noise, overlooking, privacy, overshadowing).	Noted. Allocation requires that building heights are limited. In addition, the character of the surrounding area is considered when defining the allocation requirements.
Concern that there are already large queues for the recycling centres and that this will get worse.	Noted.
Concern over the loss of agricultural land.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
HA7 is adjacent to a site which has been identified as a 'primary support area' site in the updated Brent Geese and Waders Strategy. Appropriate mitigation	Noted. The following wording has been added:

must be used to ensure any development does not have an impact on the adjacent 'primary support area' site for Brent Geese and Waders. (The RSPB).	Proposals shall meet the requirements of Policy NE5 given the site's status as primary support for Solent Waders and Brent Geese.
Concern at the potential impact of the development of the site at Warsash Academy notwithstanding criteria f) and g) (even if Policy D3 is amended as requested), on the Grade II listed Cadets Residence and Linked Walkway and Refectory Block (which, according to the National Heritage List for England, is the listed building on this site, not the building indicated on the site allocation map). It's considered that an assessment of the likely impact of the development of the site on the significance of this listed building should be undertaken and its ascertained that there would be no significant harm to that significance before these sites are taken forward, in order to ensure adequate protection is afforded to the listed building in accordance with paragraphs 132, 133 and 134 of the NPPF (Historic England).	Noted. The wording within the Policy should address these concerns.
Objection made on the basis that it's unclear if the noted assessment (as stated in the comment above) was undertaken as part of the Stage 2 detailed assessment of housing sites (SHLAA) with no current confirmation this has been done with it concluding that there would be no unacceptable harm to the significance of the listed building (Historic England)	Noted. The wording within the Policy should address these concerns.
<b>Support</b>	
Support for: Comprehensive development of the site, for primary access on to Newtown Road, the 4-storey limit on the height of new buildings, the requirement for the site frontage on Newtown Road to be well Landscaped, the requirement for a heritage statement to be submitted with a future planning application, the requirement for boundary trees and hedgerows on the western boundary to be retained and incorporated within the design of the development. (Turley and Southampton Solent University)	Support noted.
Support for the principle of providing pedestrian and cycling facilities. Include extra wording at the end of point d) "..... the extent of which will be considered as part of a future planning application." (Turley and Southampton Solent University)	Support noted.
Support a development which is within existing building footprint, is well designed, respects local character and provides adequate parking.	Support noted.

Comment	
Contributions from this development should be made to help mitigate and improve Hook with Warsash, and Strawberry Field Countryside Service sites, Footpath 6, which forms part of the long-distance walking route, the Solent Way, and footpath 10 which runs along the southern boundary of the site. A suitable buffer should also be provided alongside footpath 10 to protect its amenity value. (Hampshire County Council – Countryside Service).	Noted.
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 90 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.
Mitigation for site and off-site highway improvements needs to be secured. These will be for local improvements to the A27 corridor and for mitigating traffic impacts on the local road network arising from the development. (Hampshire County Council- Highways).	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Additional criteria should be added to policy to include (l) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and (m) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (Southern Water)	Noted. The following wording has been included in the site allocation policy: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).



Alternative site SHLAA ref 3008 Land South of Longfield Avenue should have been considered before this allocation.	Noted.
Alternative site 3127 Land at Downend Road should have been considered before this allocation.	Noted.
Fewer homes/lower density would be better on the site and make it more acceptable.	Development considers the character and density of the surrounding area, and must ensure the effective use of land.
Although as part of an objection to the principle of the site being allocated, development should provide buildings to the highest ecological/environmental standard if permitted.	Noted. The sustainability of the development has been considered and reviewed in the Sustainability Appraisal.
Although as part of an objection to the principle of the site being allocated, roads need to be made safer if the scheme is permitted.	Noted. The transport assessment assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary.
All existing vegetation to be retained and new dwellings should be screened from the River Hamble.	Noted. Allocation seeks to retain protected trees and hedgerows. Development considers the character and density of the surrounding area.
Development will be very sought after with good views and access to the coastline. However, infrastructure needs and possible traffic consequences have to be considered.	Noted. Developer Contributions will be sought from all sites to fund infrastructure requirements. The impact of development on the transport network has been considered through the Transport Assessment and recommendations noted.
The site should be proposed as a retirement complex.	Noted. Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
Due to the lack of a drive way and on road parking, certain residents along Newtown Road have an existing resident parking agreement with the Maritime College which enables them to park in the college grounds in perpetuity. This will need to be considered as part of any redevelopment proposals.	Noted.
Flexibility is sought in terms of uses for the site to enable a viable and successful development. As such, the wording to Policy HA7 is requested to be amended to <i>“Proposed Use: Residential (including C2 and C3) or other</i>	Noted. The site is allocated for housing in the new Local Plan.



<i>compatible uses (e.g. Hotel (C1))</i> ". (Turley and Southampton Solent University)	
Further capacity work on the site is currently being undertaken. This is indicating that the indicative capacity should be increased to 150-200 dwellings. (Turley and Southampton Solent University)	Noted. The indicative site yield has been updated.
Proposed boundary changes of the allocation to exclude the MOS (Maritime & Offshore Safety) Building and include an area of land west of the built development. These changes also have implications for the 'Educational Facilities outside the Urban Boundaries' Policy boundary mapping and will need to be amended accordingly.	Noted. The site boundary has been amended in the new Local Plan.
Amendments to policy wording of HA7 suggested regarding pedestrian and cycling facilities. Suggested to include extra wording at the end of point d) ".....the extent of which will be considered as part of a future planning application." (Turley and Southampton Solent University)	Noted.
Amendments to policy wording of HA7 suggested regarding part g) wording is as follows "There is a binding agreement that will deliver an appropriate re-use of the listed buildings (subject to <u>consultation</u> with Historic England) within a phased programme of works linked to the delivery of residential development <u>or other compatible uses</u> " (Turley and Southampton Solent University)	Noted. Additional allocation wording included.
Amendments to policy wording of HA7 suggested to require the retention of only the most important trees. (Turley and Southampton Solent University)	Noted. Additional allocation wording included.
Removal of criteria j) 'Coastal Change Management Areas' in Policy HA7 as this is covered by Policy NE4 in the Local Plan. (Turley and Southampton Solent University)	Noted. Criteria removed – sufficiently covered by Policy CC3 in the new Local Plan.
Proposed amendments to policy wording of HA7 part k) in the beginning "Where appropriate and not covered by CIL,..." and at the end of part k) "Consideration will be given to abnormal costs associated with the redevelopment of this brownfield site and the reuse of listed Buildings to ensure future development remains viable. Similarly, the impact of the existing or lawful use of the site on local infrastructure will be considered when calculating additional infrastructure requirements for its redevelopment" (Turley and Southampton Solent University)	Noted.

Representations on Draft Housing Allocation HA8 - Pinks Hill	
Number of representations on policy:108	Objection: 95
	Support: 1
	Comment: 12
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Very strong highway concerns. Particularly concerned that development will lead to worsening congestion in Wallington Village and on to the M27. Concern over noise from the motorway and the impact that may have on the amenity of existing and new residents in the proposed development. Also concern over the use of heavy good vehicles along the narrow Pinks Hill. Furthermore, there are concerns over the Pinks Hill Road, particularly in terms of traffic hazards due to the steep incline of the road.	Noted. This site is no longer progressing in the Local Plan.
Very strong concerns over the narrow access to the site. Pinks Hill is not an adopted highway and there are issues with the suitability of the road for such a development, including the use of heavy good vehicles, as noted above. Also, very strong concerns over the lack of pedestrian access.	Noted. This site is no longer progressing in the Local Plan.
Very strong concerns that the traffic from development will lead to worsening air and noise pollution, particularly in terms of the proximity of the development to the motorway.	Noted. This site is no longer progressing in the Local Plan.
Very strong concerns over health issues in respect of the proximity of the site to the nearby household waste centre.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns over the amount of water runoff in the area which has historically created flooding issues and high-water levels in the River Wallington. Also concerns that developing the site will create increased surface run off from underground springs.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the depletion of countryside/greenfield land.	Noted. This site is no longer progressing in the Local Plan.
Strong concern that the development will lead to a loss of habitats and wildlife. Impacts to species on site such as deers, badges and foxes.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of green spaces in and around Wallington village. The site currently provides a green buffer between Wallington and the motorway.	Noted. This site is no longer progressing in the Local Plan.

Concerned over the lack of infrastructure in the vicinity in general.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of sewerage infrastructure in the vicinity.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of public transport to and from the site.	Noted. This site is no longer progressing in the Local Plan.
Concerns that there is a lack of shops, services and jobs in the area, and in particular, access to such facilities.	Noted. This site is no longer progressing in the Local Plan.
Concerned that the site is not easily accessible and isolated.	Noted. This site is no longer progressing in the Local Plan.
Concerns that the proposed development would change the village character of Wallington.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the impact of the proposed development on historical assets on the site, such as the Wartime Pillar Box.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the loss of wildlife on the site, particularly in relation to common birds/butterflies and deer.	Noted. This site is no longer progressing in the Local Plan.
Concerns over subsidence on the site.	Noted. This site is no longer progressing in the Local Plan.
Concerns over noise from the industrial estate and motorway.	Noted. This site is no longer progressing in the Local Plan.
Concerned that there are too many homes proposed for Wallington/Fareham, and that the development of the site could create urban sprawl.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of trees.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the pressures that the development will put on existing health care facilities – due to already long wait times.	Noted. This site is no longer progressing in the Local Plan.
Concerns that there will be insufficient school places to accommodate children from the development.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of parking, particularly for those who use Wallington industrial estate as a car park. Furthermore, there are concerns that the proposed development would exacerbate the existing on road parking in the vicinity.	Noted. This site is no longer progressing in the Local Plan.
Concern that this site would not have been required for development were it not for delays in Welborne being delivered.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the improvements to the roundabout at Broadcut, and the impact this may have on traffic.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of affordable housing proposed on the site.	Noted. This site is no longer progressing in the Local Plan.
<i>Support</i>	

The site is close to the town centre and employment sites. The site also benefits from having good access to infrastructure and development of the site would not impact on wildlife.	Noted. This site is no longer progressing in the Local Plan.
The Environment Agency welcomes the inclusion of criterion j which takes account of the source protection zones on and around the site (The Environment Agency).	Noted. This site is no longer progressing in the Local Plan.
<i>Comment</i>	
Pinks Hill should be widened to accommodate an increase in traffic and a 20mph speed limit enforced along this stretch of the road. Land to the rear of 5 Woodlands should be considered as part of the site allocation. The land could be used in connection with the widening of the road to accommodate the additional traffic and assist with providing pedestrianised areas.	Noted. This site is no longer progressing in the Local Plan.
It is not clear that this allocation is well located in relation to local services and facilities accessible by active travel modes and therefore does not appear to accord with the general principles of sustainability in that they are unlikely to reduce the number and duration of vehicle trips. HCC raises concern with this allocation and will comment further once the local plan TA has been finalised and it has been determined whether these concerns can be addressed at a strategic level (Hampshire County Council – Highways).	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council has a statutory responsibility as the Highways Authority for Public Rights of Way and the Countryside Service. Footpath 505 runs along Paradise Lane to the east of the sites. HCC have an aspiration to upgrade the footpath as a multi user route and provide a link along Military Road to Fareham Bridleway 100 in Broadcut. HCC would like to explore whether these sites could help deliver this aspiration (Hampshire County Council – Highways).	Noted. This site is no longer progressing in the Local Plan.
The proposed allocation will require the provision of 2, 3 & 4 yr old early-years childcare places as there is no local capacity surplus. The use of community facilities should be made available to providers seeking to establish a business (Hampshire County Council Children's Services).	Noted. This site is no longer progressing in the Local Plan.
More flexibility should be provided in the proposed density in the Draft Local Plan. The density is currently too low, and a density of 37.5dph would be	Noted. This site is no longer progressing in the Local Plan.



more appropriate. More flexibility should also be provided in how the pedestrian and cycle connectivity will be delivered (White Young Green).	
White Young Green are currently undertaking further noise assessments to investigate the extent of mitigation required. In addition, an Illustrative Framework for Pinks Hill should be removed as it adds little to the site allocation (White Young Green).	Noted. This site is no longer progressing in the Local Plan.
Southern Water is the statutory undertaker for Wallington. Southern Water's assessment of the site reveals that additional local sewerage infrastructure would be required, to accommodate the proposed development. Therefore, a connection to the network to the nearest point of adequate capacity would be required. Additional criterion suggested as '(I) provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider' (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
Careful consideration is required due to the underlying aquifer (Portsmouth Water).	Noted. This site is no longer progressing in the Local Plan.
My late father held the leaseholder for a part of this land known as "allotment 27" after purchasing from Cay Builders (Caterham) in 1976. On his death in October 2011, this passed to my mother Catherine Walker, as part of his estate. As I have acted as deputy for my mother in respect of "Property and Affairs" since January 2013 (appointed by Court of Protection) and hold all the documentation associated with this leasehold, please can I ask you to submit all the correspondence regarding the acquisition and development of this land to me (Mr Anthony Walker).	Noted. This site is no longer progressing in the Local Plan.
Site allocation should include reference to the adopted Hampshire Minerals and Waste Plan (2013) due to mineral safeguarding (brick clay likely to underlay site) (Hampshire County Council – Strategic Planning).	Noted. This site is no longer progressing in the Local Plan.
Concern at the potential impact of development at this site on the significance of the Grade II Listed Fort Wallington. Criterion i) is too weak and an assessment of the likely impact of the development of this site on the significance of Fort Wallington should be undertaken with it being ascertained there would be no significance harm to that significance before this site is taken forward, in order to ensure adequate protection is afforded to the listed	Noted. This site is no longer progressing in the Local Plan.

building in accordance with paragraphs 132, 133 and 134 of the NPPF (Historic England).	
It's also unclear if the noted assessment was undertaken as part of the Stage 2 detailed assessment of potential housing sites, with no current confirmation that this has been done and that it concludes that there would be no unacceptable harm to the significance of this listed fort (Historic England).	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Draft Housing Allocation HA9 - Heath Road</b>	
Number of representations on policy: 90	Objection: 86
	Support: 1
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concern that the development is unacceptable in highway terms and will generate additional highway safety issues. Particularly concerned that development will lead to worsening congestion on the A27 and M27. Also concerned over the safety of children walking to school.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow.
Strong concerns over the pressures that the development will put on existing health care facilities – due to already long wait times.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concerns that there will be insufficient school places to accommodate children from the development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.
Concern that this site is rolled over from the current Local Plan when there is no justification it will be delivered. Suggest it should instead not be allocated but be windfall if brought forward.	Noted. The site has a resolution to grant planning permission and therefore it is justified in being included as a housing allocation.

Concerns over the depletion of countryside/greenfield land. Particular concerns that the development of the site would mean the loss of the gap between Locks Heath/Warsash/Salisbury/Park Gate.	Noted. The site is within countryside and is not covered by a strategic gap designation.
Concerns over the loss of green space and woodland.	Noted. Allocation requires the retention of the existing TPO's on site.
Concerns that there are too many homes in the Western Wards and on the site. The size of the development should be reduced to a maximum of 50 homes on the site.	Noted. The local plan allocates sites for development throughout the borough to meet the future housing and employment needs of the borough.
Concerns that the traffic from development will lead to worsening air and noise pollution.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concerns that the development will lead to a loss of habitats for wildlife. Particularly concerned on the impact on deer/bats/birds/snakes/slow worms/foxes/hedgehogs. Badger setts should be retained.	Noted. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Concern over the lack of services and facilities and jobs in the area, and the increased pressure that the development would impose on these facilities. Particularly concerned over the impact of the development on local shopping centres.	Noted. Site is in close proximity to Locks Heath District Centre. Developments will be required to contribute financially to meet infrastructure requirements which are identified through consultation with statutory consultees such as Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group.
Concerns over parking in the area, particularly in the Locks Heath Centre and near local schools, such as Locks Heath Juniors and Infants.	Noted. Development will be required to provide levels of parking as set out in the Residential Parking Standards

	Supplementary Planning Document. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concerned over the lack of infrastructure in the vicinity in general. Also concerned that the current infrastructure is overloaded.	Noted. Statutory consultees are consulted throughout the production of the local plan, these include Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group. These consultations seek to address the future infrastructure requirements. All developments will be expected to contribute financially to meet infrastructure requirements.
Concern over the lack of facilities in the local area for young children. The site could be put to better use such as for open space and play facilities.	Noted. The provision of accessible open space either directly, as part of a development allocation or indirectly, through financial contributions to enhance existing open space is a requirement of the local plan allocations. In addition, this is examined in the Playing Pitch Strategy and Indoor Facilities Study.
Alternative sites should be considered in favour of the Romsey Avenue allocation, this includes Newlands Farm, brownfield sites, Fareham Town Centre sites and an extension of Welborne.	Noted. Fareham Town Centre sites are allocated for development in the Publication Local Plan. In addition, the Local Plan promotes the development of brownfield sites first. Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
Concern over the loss of trees.	Noted. Allocation requires the retention of the existing TPO's on site.
Concerned over the pressure the development will place on existing dentists in the area.	Noted.
Concern that there is already overdevelopment in the western wards.	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment

	Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
Concern over the impact on the emergency services and further development will impact on response times.	Noted. Local plan engagement undertaken with statutory consultees including Fire Service and Police.
Concern over the character of Warsash village.	Noted. Development considers the character and density of the surrounding area.
Concern that this site would not have been required for development were it not for delays in Welborne being delivered.	Noted. The local plan allocates sites for development throughout the borough to meet the future housing and employment needs of the borough.
Concern over light pollution.	Noted.
Concern over impact on surface water drainage.	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems.
Concern that development needs to be spread more evenly across the Borough.	Noted. The local plan allocates sites for development throughout the borough to meet the future housing and employment needs of the borough.
Concern over the lack of public transport in the area.	Noted. Hampshire County Council consulted as Highways Authority.
Concern over anti-social behaviour.	Noted. The police are consulted in all consultations of the Local Plan.
Concern over the amount of infill development in the western wards.	Noted.
Concern over flooding in back gardens.	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems.
Concern over the lack of care homes in the vicinity to accommodate the elderly.	Noted. The Local Plan seeks to address the need for specialist housing such as housing for older persons through policies within the plan.
Concern over the loss of strawberry fields.	Noted.
Concern over the proposed access from Heath Road into the site. Access should be from Centre Way.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key



	element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.
Concern that homes should be built to high sustainability standards and that material used should blend in with those used for homes in the vicinity.	Noted. Development considers the character and density of the surrounding area.
<i>Support</i>	
Hampshire County Council in its role as a public landowner supports the proposed re-allocation of land at Heath Road (Hampshire County Council Property Services)	Support noted.
<i>Comment</i>	
Hampshire County Council are the landowners of the site and support the allocation in the Local Plan. However, an application has been submitted by HCC for the site and in order for there to be consistency between the application and policy the Council should provide more flexibility in terms of the proposed dwelling heights. In addition, further clarification should be provided by the Council in terms of the reference to the sewerage easement (Hampshire County Council - Estates).	Noted. Site allocation policy includes reference to the sewerage easement.
Peters Road and Heath Road have become a rat run with speeding cars. Traffic calming measure should be implemented along both road.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow.
A new doctor's surgery should be built. The surgery in the Lockwood Centre is full.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
The Local Plan Review 2000 allocated the site as a SINC which suggests that a number of trees with TPO's are present on the site, which could limit the developable area. In addition, the site is under different ownerships where	Noted. Allocation requires the retention of existing TPO's on site.

agreement would need to be reached by promoters to plan for a comprehensive development, which could lead to potential delays in delivery of the site. Furthermore, a planning application has not come forward despite the site being allocated in the LP2 (Pegasus Group).	Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
Site allocation should include reference to the adopted Hampshire Minerals and Waste Plan (2013) due to mineral safeguarding (sand and gravel likely to underlay site) (Hampshire County Council – Strategic Planning).	Noted. Appropriate reference included in the allocation.
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 90 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).	Noted. Appropriate reference made in the site allocations policy as necessary.
An outline planning application for this site has recently been submitted for consideration by the Borough Council in response to the existing Local Plan Part 2 Policy DSP40 to support the delivery of the Borough's local housing needs. Three-storey development on part of the site is supported, having regard to the amenity of existing dwellings, whilst there is no knowledge of a sewerage pipe across the site (Hampshire County Council Property Services).	Noted.
<b>Representations on Draft Housing Allocation HA10 - Funtley Road South</b>	
Number of representations on policy: 22	Objection: 18
	Support: 1
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concerns that development will lead to increased surface water flooding, particularly during peak rainfall.	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems.

Very strong concerns that there is insufficient drainage to cope with increased amount of development in this area- this relates to waste water treatment as well as surface rain water	Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems. In addition, developments including housing allocations are required to be nitrate neutral.
Very strong highways concerns. The existing highway network including bridges in the vicinity of the development could not cope with increases in traffic. In addition, the safety of all users of the highway (cyclists and pedestrians) is questioned. Issues over the use of heavy goods vehicles on narrow bridges and those with height/weight limits is also expressed.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow.
Strong concerns that the cumulative effects of this development as well as HA18 and Welborne will lead to urban sprawl and the village of Funtley "losing its identity". It must be protected.	Noted. The local plan allocates sites for development throughout the borough to meet the future housing and employment needs of the borough. In addition, development considers the character and density of the surrounding area.
Strong concern over the loss of countryside/ the development being outside of the present Defined Urban Settlement Boundary and in a sensitive landscape.	Noted.
Concerns over the loss of wildlife and woodland (deer, woodpecker, dormice and bats)	Noted. Allocation requires the retention of the existing woodland on site and a buffer between the site and the Great Beamond Coppice SINC. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Concern over the lack of public transport provision in Funtley	Noted. Hampshire County Council consulted as Highways Authority.
Concern over contaminated land	Noted.
Concern that development is not being evenly spread across the Borough.	Noted. The local plan allocates sites for development throughout the borough to meet the future housing and employment needs of the borough.
Concerns over land subsidence	Noted.
Concern over the loss of agricultural land	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to

	prevent and offset adverse effects as a result of the Local Plan.
Concern over the lack of school and doctors' places which development will exacerbate.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need of health access.
Concern over the increased prevalence of rodents as a result of more development.	Noted.
Alternative sites should have been considered before this allocation i.e. SHLAA ref 3008 Land South of Longfield Avenue.	Noted. The SHLAA site has been allocated for development in the Publication Local Plan.
The view corridors stated in HA10 bulletpoint f) are totally inadequate to maintain views that properly recognise the site's landscape context. (The Fareham Society)	Noted.
<b>Support</b>	
Support for the comprehensive development of this area (Reside Developments).	Support noted.
<b>Comment</b>	
Fareham Bridleway 515 runs to west of the site, while a disused railway line runs to the east. HCC has aspirations to upgrade Bridleway 515, and provide a right of way along the old railway line. As such, contributions from this development should be made to help improve the adjacent Bridleway 515 (Deviation Line) (Hampshire County Council – Countryside Service).	Noted.
Site allocation should include reference to the adopted Hampshire Minerals and Waste Plan (2013) due to mineral safeguarding (brick clay likely to underlay site) (Hampshire County Council – Strategic Planning).	Noted. Site allocation policy includes reference to the adopted Minerals and Waste Plan.
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 44, 30-hour places for 2-3-4 year olds. Despite new provision opening at Titchfield Community Centre and	Noted. Appropriate reference made in the site allocations policy as necessary.

Segensworth early in 2017 there is no spare capacity in these areas. The proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Services for Young Children).	
Density of development should be increased in order to accommodate more dwellings. (Reside Developments)	Noted. Development considers the character and density of the surrounding area.
Amendments to policy wording of HA10 suggested this is in relation to the provision of a community building, contribution of infrastructure to be funded by the development (open space, play areas and highways). (Reside Developments)	Noted. Statutory consultees are consulted throughout the production of the local plan, these include Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group. These consultations seek to address the future infrastructure requirements. All developments will be expected to contribute financially to meet infrastructure requirements.
<b>Representations on Draft Housing Allocation HA11 - Raley Road</b>	
Number of representations on policy: 89	Objection: 87
	Support: 0
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concern that the development is unacceptable in highway terms and will generate additional highway safety issues. Particularly concerned that development will lead to worsening congestion on the A27 and M27. Also concerned over the safety of children walking to school, the lack of mitigation and improvement measures proposed on the nearby highway network.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns over the pressures that the development will put on existing health care facilities – due to already long wait times.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns that there will be insufficient school places to accommodate children from the development.	Noted. This site is no longer progressing in the Local Plan.
Concern that this site is rolled over from the current Local Plan when there is no justification it will be delivered. Suggest it should instead not be allocated but be windfall if brought forward.	Noted. This site is no longer progressing in the Local Plan.



Concerns that the development will lead to a loss of habitats for wildlife. Particularly concerned on the impact on badgers/bats/deer/slowworms/owls/great crested newts and foxes.	Noted. This site is no longer progressing in the Local Plan.
Concerns that the traffic from development will lead to worsening air and noise pollution.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of parking along Raley Road. Concerns that parents picking up children from the nearby Locks Heath Schools are using the road for parking. Also concerned that there is a lack of parking in the Locks Heath Centre.	Noted. This site is no longer progressing in the Local Plan.
Concern over the depletion of countryside/greenfield land. Particular concerns that the development of the site would mean the loss of the gap between Warsash and Locks Heath.	Noted. This site is no longer progressing in the Local Plan.
Alternative sites should be considered in favour of the Raley Road allocation, this includes Newlands Farm and brownfield sites.	Noted. This site is no longer progressing in the Local Plan.
Concern that there is already overdevelopment/too many homes in the western wards.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of infrastructure in the vicinity in general. Also concerned that the current infrastructure is overloaded.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of services and facilities and jobs in the area, and the increased pressure that the development would impose on these facilities. Particularly concerned over the quality of shops in the area.	
Concerned over the impact on the emergency services and further development will impact on response times.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of public transport in the area.	Noted. This site is no longer progressing in the Local Plan.
Concern over the risk of flooding particularly in back gardens and the impact this may have on surface water drainage.	Noted. This site is no longer progressing in the Local Plan.
Concern over the pressure the development will place on existing dentists in the area.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of trees.	Noted. This site is no longer progressing in the Local Plan.
Concern over the need for care homes in the vicinity.	Noted. This site is no longer progressing in the Local Plan.
Concern about overlooking from the proposed development.	Noted. This site is no longer progressing in the Local Plan.

Concern about the impact of the proposed development on the character of the western wards.	Noted. This site is no longer progressing in the Local Plan.
Concern in respect of access into the site from Raley Road. Raley Road is too narrow.	Noted. This site is no longer progressing in the Local Plan.
Concern that the proposed development will be detrimental to the existing sense of community.	Noted. This site is no longer progressing in the Local Plan.
Concern over light pollution.	Noted. This site is no longer progressing in the Local Plan.
Concern over safety of residents, in particular the lack of police presence in the vicinity/Concern over antisocial behaviour.	Noted. This site is no longer progressing in the Local Plan.
Concern over antisocial behaviour	Noted. This site is no longer progressing in the Local Plan.
Concern that this site would not have been required for development were it not for delays in Welborne being delivered.	Noted. This site is no longer progressing in the Local Plan.
<i>Support</i>	
None.	None.
<i>Comment</i>	
The proposed development will increase traffic.	Noted. This site is no longer progressing in the Local Plan.
A planning application has not come forward despite allocation of the site for a considerable length of time. In addition, the site is under different ownerships where agreement would need to be reached by promoters to plan for a comprehensive development, which could lead to potential delays in delivery of the site. Furthermore, there are access constraints in developing the southern part of the site, which may further hinder comprehensive development of the site (Pegasus Group).	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 90 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Draft Housing Allocation HA12 - Moraunt Drive</b>	

Number of representations on policy:	Objection: 80
	Support: 1
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concerns that the development will have an unacceptable impact to traffic congestion in the vicinity of the site, that the access is unsuitable and that road a safety will worsen.  Congestion on the A27 and Delme roundabout are areas of particular concern, along with the narrow width of Moraunt Drive and its suitability for access (made worse by on-street parking). Emergency service vehicles will be slowed.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.
Strong concerns that there will be insufficient school places to accommodate children from the development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.
Strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times and surgeries not having capacity for new patients.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concern that the development will lead to a loss of habitats and wildlife, loss of ancient hedgerows, and have a detrimental impact on the SSSIs.  Impacts to protected and non-protected species on site (badgers, bats, deer, foxes, lizards, newts, birds, slow worms, frogs mentioned).	Noted. Allocation requires that existing boundary vegetation is retained and reinforced. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Strong concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in Portchester.	Noted.
Strong concern that the development will lead to worsening air pollution and air quality issues in the area. Concern of resulting health implications.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide

	network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough including along the A27 corridor. All developments will be expected to contribute financially to these routes.
Concern that there are too many homes proposed in Portchester and the cumulative impacts with other sites in Portchester.	Noted. The local plan proposes a spread of development allocations throughout the Borough.
Concern that development at the site will have a detrimental impact to landscape, will be visible from the coastal path. Concern also raised that there are contradictions in landscape evidence (between the landscape evidence and the reference to landscape in the SA work).	Noted. Allocation requires that proposal's design and layout considers the site context, taking account of the landscape and the coastal path. The SA and landscape evidence has been updated to support the Local Plan.
Concern of lack of dentists and capacity for new patients.	Noted.
Concern over the loss of trees (particularly what has already been lost at the site).	Noted. The local plan provides a policy for the protection of trees woodland and hedgerows.
Concern relating to the loss of a strategic gap between Portchester and Fareham.	Noted. The site is within designated countryside and is not covered by a Strategic Gap designation.
Concern that the houses will not be affordable for local people.	Noted. The local plan will require that developments of 10 dwellings or more or are greater than 0.5ha provide a proportion of dwellings as affordable housing.
Concern about the impact of noise pollution.	Noted.
Concern that the development should be more evenly spread across the Borough and that there is an uneven proportion of the new homes proposed for Portchester.	Noted. The local plan proposes a spread of development allocations throughout the Borough.
Concern over the loss of agricultural land/good quality land.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.

Concern that the development of the site will be detrimental to the character of the village.	Noted. Development seeks to consider the character and density of the surrounding area.
Concern that the reason other sites have been discounted (i.e. ecology, landscape) also apply to this site and should therefore have been discounted.	Noted. Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.
Concern about the increased demand on police and other emergency services.	Noted. Hampshire Police and Hampshire Fire and Rescue have been consulted as part of the Local Plan consultation.
Concern that this development/site would not have been needed were it not for the delays in Welborne being delivered.	Noted. Housing requirement over the plan period (to 2037) in the Borough does take Welborne into account.
Concern over the impacts to residential amenity for neighbouring/nearby occupants (overlooking, privacy)	Noted. Allocation requires that building heights are limited, along with the retention and reinforcement of boundary vegetation to minimise impacts on nearby occupants.
Concern over impact to other infrastructure (gas, electric, drainage, recreation space, broadband inadequate, sewerage, water supply)	Noted. Statutory consultees are consulted throughout the production of the local plan, these include Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group. These consultations seek to address the future infrastructure requirements. All developments will be expected to contribute financially to meet infrastructure requirements.
Concern that brownfield sites should be developed first.	Noted. Brownfield sites in the Borough which are deliverable are included in the Local Plan housing or employment allocations.
Concern about the impact to the SPA / Brent Goose use of site.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern about the detrimental impact to the wellbeing of the existing population and their quality of life.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern over the long-term upkeep and maintenance of buffer land on edges of site.	Noted.



Concern about problems arising from construction traffic.	Noted. Planning Conditions are applied to consents to ensure development minimises this impact.
Concern that there are insufficient community facilities in the area.	Noted. Developments will be required to contribute financially to meet infrastructure requirements which are identified through consultation with statutory consultees such as Hampshire County Council as the Education and Highways Authority and Fareham and Gosport Clinical Commissioning Group.
Concern that the density of the development is too great.	Noted. Development seeks to consider the character and density of the surrounding area.
Concern that the plan should have included an issues and options stage.	Noted. The Council consulted on the Issues and Options for its new Local Plan in July 2019.
Concern over the impacts to property values.	Noted.
Concern that the new homes on this site are only needed due to immigration.	Noted.
Concern that the house types/designs will be out of character with the area.	Noted. Development seeks to consider the character and density of the surrounding area.
<i>Support</i>	
Support for the inclusion of the site in the Draft Plan and the findings of the evidence base in determining the site as 'preferred'. (Site Promoter).	Support noted.
Support criteria (b), (d) and (f) of the site policy. (Site Promoter).	Support noted.
<i>Comment</i>	
Hampshire County Council has a statutory responsibility for education in the Borough. HCC identified that Portchester is deficient by 44 early-years childcare places and with the added Portchester draft allocations, this will increase to 70 places to meet demand for 2-4-year olds. The Local Plan should address this either directly or through financial contributions (Hampshire County Council – Children's Services).	Noted. Appropriate reference to be made in site allocations as necessary.
Concerned with the site allocation which is adjacent to a site identified as 'Secondary Support Areas' in the updated Solent Wader and Brent Goose Strategy (Site Ref. F13) (RSPB)	Noted. The following wording has been added to the Policy: Proposals shall meet the requirements of Policy NE5 given the site's status for Solent Waders and Brent Geese,
Criterion (a) is not consistent with Open Space SPD and reference to open space should be removed. (Site Promoter).	Noted. Criterion (a) has been removed.

Criterion (c) is too prescriptive (building height) and should be a matter for the application as site specific landscape work may find it acceptable. (Site Promoter).	Noted. Development seeks to consider the character and density of the surrounding area.
Criterion (e) may be difficult to achieve. The desired east connection to Seafield Road is subject to ownership and legal barriers. This criterion should be removed. (Site Promoter).	Noted. The allocation policy wording has been adjusted.
Criterion (g) should include a specific reference to CIL. (Site Promoter).	Noted. Appropriate reference to be made to infrastructure contributions in site allocations as necessary.
<b>Partial or Anonymous Representations on Site HA12 (Moraunt Drive)</b>  This table provides details of any new matters raised (i.e. not listed in the above table) that have been received in either anonymous or partially completed representations. These representations have limited weight but have been read, considered and reflected below in the interest of transparency.	
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
The allotments remain in current use and should be retained.	Noted. The current use of the site is countryside.
Derelict properties should be brought back into use first.	Noted. Sites throughout the Borough have been further considered through updates to the Strategic Housing and Employment Land Availability Assessments (SHELAA) for their availability, suitability and achievability.

Representations on Draft Housing Allocation HA13 - Hunts Pond Road	
Number of representations on policy: 45	Objection: 39
	Support: 1
	Comment: 5
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Very strong concerns that the development will have an unacceptable impact on traffic congestion in the vicinity of the site and surrounding roads such as the A27.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The A27 and connecting junctions is a key element of the borough-wide transport network and as such is a key element of the TA. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.
Issues of on street parking (particularly when the adjacent sports field is in use and people using the local shops), Speeding and highway safety are raised especially.	Noted. Development will be required to provide levels of parking as set out in the residential parking standards supplementary planning document.
Strong concerns that there will be insufficient school places to accommodate children from the development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.
Strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need of health services.
Strong concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in Titchfield Common. Site should remain as countryside/be preserved for community benefit. The site is outside of the Defined Urban Settlement Boundary (some respondents refer to loss of the strategic gap/green belt).	Noted. The site is not within the strategic gap nor is it green belt.

Concern that the development will lead to a loss of habitats and wildlife.	Noted. Allocation requires the retention of trees and hedgerows on the eastern boundary of the site for priority habitats. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Concern that the burden of development isn't being spread evenly across the Borough. Titchfield Common/ the Western Wards has already seen lots of recent development and taken its fair share.	Noted. The local plan allocates sites for development throughout the borough to meet the future housing and employment needs of the borough.
Concerns about the risk of surface flooding as a result of this proposed development site.	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems.
Concerns over the pressure that the development will put on existing dental provision.	Noted.
Concern that the density of the development is too high and that development of this site would be detrimental to the rural village setting of the area.	Noted. The development considers the character and density of the surrounding area.
Concerns that there is insufficient drainage and sewage capacity to accommodate development.	Noted. Local Plan policy requirement that development addresses any flood risk and incorporates appropriate flood protection and drainage systems.
Concern over the loss of trees and hedgerows on the site	Noted. Allocation requires the retention of trees and hedgerows on the eastern boundary of the site for priority habitats.
Concern over a lack of public transport serving the area and a lack of shops and services and recreational opportunities.	Noted. Hampshire County Council consulted as Highways Authority.
Concerns that the development will lead to worsening air pollution and air quality issues in the area.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern that the proposed access to the site is dangerous.	Noted. Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable

	junction improvement mitigation measures to alleviate those issues.
Concern the development will lead to an increased need for care home places.	Noted. The New Local Plan includes specific sites and policies to accommodate specialist and older persons housing.
<i>Support</i>	
Hampshire County Council in its role as a public landowner (Children's Services are aware of this proposal and have declared the land surplus to their requirements) supports the proposed allocation of this site in the emerging Fareham Local Plan subject to Member approval to confirm the availability of this landholding should the Local Plan be adopted (Hampshire County Council Property Services)	Support noted.
<i>Comment</i>	
Hampshire Countryside Service requests an appropriate buffer is provided to Kites Croft Local Nature Reserve and that development provides a contribution towards protecting and enhancing the site from recreational pressure. In addition, the County Council has aspirations to provide a multi-user route along Hunts Pond Road and would like appropriate mitigation to achieving this. (Hampshire County Council – Countryside Service).	Noted. Allocations refers to the retention of trees and hedgerows on the eastern boundary of the site.
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 44, 30-hour places for 2-3-4 year olds. Despite new provision opening at Titchfield Community Centre and Segensworth early in 2017 there is no spare capacity in these areas. The proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Services for Young Children).	Noted. Appropriate reference made in the site allocations policy as necessary.
Assessment reveals that additional local sewerage infrastructure would be required to accommodate development due there currently being insufficient capacity. As a result, Southern Water propose new additional criterion wording to Policy HA13 to 'Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider' (Southern Water).	Noted. The following wording has been added: "Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water);".



Although as part of objections to the principle of the site being allocated, development of this site should be retained and brought into community uses. Suggestions of creating a nature reserve on site, turning the land into a car park or other ancillary uses for the adjacent sports pitches is mentioned.	Noted.
Alternative sites such as SHLAA Refs: 3008 Land South of Longfield Avenue and 3127 Downend Road Cluster should have been chosen instead of this site.	Noted. Site 3127 is allocated for development in the Publication Local Plan.
If housing is built within a specified time, there will be financial implications for the Locks Heath Free Church.	Noted.
Although as part of an objection to the principle of the site being allocated any development should not contain any social housing and be similar to the existing character of the surrounding area.	Noted. Affordable Housing is required on sites of 10 homes or more or greater than 0.5 hectares. The development considers the character and density of the surrounding area.
Although as part of an objection to the principle of the site being allocated, the existing treeline along Hunts Pond Road should be retained and a 10m buffer in place.	Noted. Allocation requires the retention of trees and hedgerows on the eastern boundary of the site for priority habitats.
<b>Representations on Draft Housing Allocation HA14 - Genesis Centre</b>	
Number of representations on policy: 122	Objection: 115
	Support: 1
	Comment: 6
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Strong concerns over the loss of the Genesis Community Centre, which is well used by a number of groups/ages, in particular the location of the centre in terms of being easily accessible and also a key youth facility.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns that the loss of the facility will mean that a number of users/groups will also be lost, such as mother and baby groups, specialist health groups. The centre also supports a number of health programmes including a diabetes prevention programme.	Noted. This site is no longer progressing in the Local Plan.
Highway concerns. Particularly concerned that development will lead to worsening congestion on the A27 and M27.	Noted. This site is no longer progressing in the Local Plan.

Concern that this site is rolled over from the current Local Plan when there is no justification it will be delivered. Suggest it should instead not be allocated but be windfall if brought forward.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the pressures that the development will put on existing health care facilities – due to already long wait times.	Noted. This site is no longer progressing in the Local Plan.
Concerns that there will be insufficient school places to accommodate children from the development.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the number of parking spaces in the Locks Heath Centre. In particular, there is concern that the proposed development will create further parking issues in the vicinity. Also, there is concern over the lack of parking facilities in shopping parades in the western wards in general.	
Concern that there are too many homes proposed for the Western Wards, particularly for the Genesis Centre site.	Noted. This site is no longer progressing in the Local Plan.
There are concerns that the site is being allocated for retirement homes and there are too many retirement developments in the western wards in general.	Noted. This site is no longer progressing in the Local Plan.
Concern that the loss of the centre will lead to an increase in anti-social behaviour from youths.	Noted. This site is no longer progressing in the Local Plan.
Concerns that the development will lead to the loss of open space.	Noted. This site is no longer progressing in the Local Plan.
Concerns that there is a lack of services/shops and jobs in the vicinity and in the Western Wards.	Noted. This site is no longer progressing in the Local Plan.
Concerns that the traffic from development will lead to worsening air and noise pollution	Noted. This site is no longer progressing in the Local Plan.
Concerns that the development will lead to a loss of habitats for wildlife. Particularly concerned on the impact on deer, badgers and foxes.	Noted. This site is no longer progressing in the Local Plan.
Concern that the development of the site will lead to crime and anti-social behaviour as there would be nowhere for youths to meet and socialise.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the accessibility of the site.	Noted. This site is no longer progressing in the Local Plan.
Concerns over public transport in the vicinity, in particular the lack of public transport, including bus services. There is also concern over the future of the bus stop serving the Locks Heath Centre.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the relocation of a new community facility to an inaccessible site.	Noted. This site is no longer progressing in the Local Plan.

Concern that this site would not have been required for development were it not for delays in Welborne being delivered.	Noted. This site is no longer progressing in the Local Plan.
Concerned over the pressure the development will place on existing dentists in the area.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the lack of infrastructure in the area, in particular with reference to gas electric, broadband and drainage).	Noted. This site is no longer progressing in the Local Plan.
Concerned that the development in the Western Wards should be spread more evenly around the Borough. In particular, there are concerns that the Western Wards are being overdeveloped.	Noted. This site is no longer progressing in the Local Plan.
Alternative sites should be considered. Comments are in favour of the Romsey Avenue allocation and Newlands Farm proposals.	Noted. This site is no longer progressing in the Local Plan.
Concern over the impact of the character of the western wards, in particular the 'village' character of Warsash.	Noted. This site is no longer progressing in the Local Plan.
Concern over the impact of the proposed development on emergency services	Noted. This site is no longer progressing in the Local Plan.
Concern over the cumulative impact of housing proposed in the western wards, particularly where it is in close proximity with the housing proposed in Bursledon in the Eastleigh Borough.	Noted. This site is no longer progressing in the Local Plan.
Concern over the impact of light pollution from the proposed development.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of affordable housing proposed.	Noted. This site is no longer progressing in the Local Plan.
<b>Support</b>	
Support for the regeneration of the Genesis Centre site. Notes that development of the site will ensure that a better-quality community facility is provided elsewhere.	Noted. This site is no longer progressing in the Local Plan.
<b>Comment</b>	
There is underground infrastructure that needs to be taken into account when designing the proposed development. An easement will be required clear of proposed buildings and substantial tree planting. Addition criterion recommended to include '(g) Provide future access to the existing underground infrastructure for maintenance and upsizing purposes'. (Southern Water)	Noted. This site is no longer progressing in the Local Plan.

Confirmation sought that development of the site would include a new community facility that is equal or better to that of the existing facility.	Noted. This site is no longer progressing in the Local Plan.
We are concerned that the development of the site will lead to difficulty in accessing the Locks Heath Centre.	Noted. This site is no longer progressing in the Local Plan.
The site is closer to a number of shops and services than the site at Greenaway Lane.	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 90 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Draft Housing Allocation HA15 - Beacon Bottom West</b>	
Number of representations on policy:	Objection: 56
	Support: 1
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concern that the development is unacceptable in highway terms and will generate additional highway safety issues. Beacon Bottom is considered too narrow and with the parked vehicles consistently on the road it is effectively single track. Pavement needed and problems turning out of Beacon Bottom also highlighted, traffic lights should be considered at the junction. Difficult for emergency vehicles to use.	Noted. The transport assessment assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The development will be required to provide on-site solutions to highway access and financial contribution to deliver off-site highway improvement and mitigation works.
Strong concerns over the pressure that increased development will put on existing doctors' surgeries – already long wait times to see a doctor.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concern that there will be insufficient school places to accommodate children from this development (particularly when considered with the cumulative impact from other developments).	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications.

	Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.
Strong concern that the development will lead to a loss of habitats and wildlife.  Impacts to protected and non-protected species on site (slow worms, bats, sparrows, chaff chaffs, woodpeckers, starlings, owls, foxes, rabbits and deer mentioned).	Noted. Allocation seeks to retain protected trees and hedgerows on site. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Strong concern over the loss of countryside/greenspace and that the allocation of this site is outside of the urban area.	Noted.
Concern about the impact to ancient hedgerows (the holly hedge on north side of Beacon Bottom specifically mentioned) and ancient woodland.	Noted. Allocation seeks to retain protected trees and hedgerows on site.
Concerns that the development will lead to worsening air pollution and air quality issues in the area (with resulting health implications).	Noted. New Local Plan policy seeks to address air quality.
Concern on the impacts to other infrastructure such as gas, water supply, electric and sewerage. Also concerned that there is not enough parking at shops.	Noted. Statutory consultation with utility providers undertaken throughout Local Plan preparation. Requirement for development to address site needs, including funding by developer contributions. Development is required to meet parking standards set out in the Council's Residential Parking Standards SPD.
Concern that the development of the site will have a detrimental impact on the semi-rural character of the road.	Noted. The character and density of the surrounding area is considered when defining the allocation requirements.
Concern over the loss of gap/buffer between Park Gate and Swanwick and/or Locks Heath and Whiteley.	Noted.
Concern that there are too many homes planned in the area and the cumulative impact as a result.	Noted.
Concern about the noise impact and the loss of buffer area to help mitigate noise from the M27.	Noted.
Concern about disruption and disturbance during any construction period and that the road is unsuitable for construction traffic.	Noted. Planning Conditions are applied to consents to ensure development minimises this impact.
Concern that brownfield sites should be developed first.	Noted. Brownfield sites in the Borough which are deliverable are included in the Local Plan housing or employment allocations.



Concern that no direct notification was received about the draft plan and that the Special Edition of Fareham Today was not received.	Noted. The Council are aware of the issues encountered with the Fareham Today delivery. The Fareham Today provided an overview of the work the Council had undertaken but was not itself a consultation document. All consultation documentation was made available online, in libraries and at a number of pop up exhibitions and CAT meetings throughout the borough.
Concern that public transport from the site to Fareham Town Centre is poor.	Noted. Hampshire County Council consulted as Highways Authority.
Concern that there are a lack of shops, parks and social amenities to serve the development.	Noted. Site is in close proximity to Park Gate district centre.
Concern relating to the lack of dentists and capacity for new patients.	Noted.
Concern that the development of this site will have a detrimental impact on the landscape.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern about how sewerage will be addressed as the site is below sewer level so unable to drain into it.	Noted. Statutory consultation with utility providers undertaken throughout Local Plan preparation. Requirement for development to address site needs, including funding by developer contributions.
Concern that this development site would not have been needed if Welborne had delivered homes as expected.	Noted. Housing requirement over the plan period (to 2037) in the Borough does take Welborne into account, however it is acknowledged that there have been delays with the progress of Welborne.
Concern that the allocation of this site contradicts the NPPF and the Council's own site selection priorities.	Noted. The site has been assessed in line with the Strategic Housing and Employment Land Availability Assessment.
Concern about light pollution.	Noted.
Concern that the development is not sustainable.	Noted. The sustainability of the development has been considered and reviewed in the Sustainability Appraisal. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.

Concern that there is no provision for care homes.	Noted. The New Local Plan includes specific sites and policies to accommodate specialist and older persons housing.
<i>Support</i>	
Support for the sites inclusion in the draft plan as a housing allocation. Confirmation that the site is available and free of significant constraint and could support a development of 30-35 dwellings.	Support noted.
<i>Comment</i>	
HCC have an aspiration to formalise a route [right of way] across this site between Beacon Bottom and Botley Road, so request that this aspiration is incorporated into the policy. (Hampshire County Council)	The following wording has been added: The provision of a pedestrian and cycle link on Beacon Bottom Road to the south of the site at (included at the request of Hampshire County Council).
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 90 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).	Noted. Appropriate reference made in site allocations policy as necessary.
Additional criteria should be added to read as follows; (g) provide a connection at the nearest point of adequate capacity in the sewerage network in collaboration with the service provider; and (h) provide future access to the existing underground infrastructure for maintenance and upsizing purposes. (Southern Water)	The following wording has been added: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).
ALTERNATIVE SITE: Homes should instead be provided at Down End West (Portchester)	Noted.
ALTERNATIVE SITE: Newlands Farm would be a more appropriate.	Noted.

Representations on Draft Housing Allocation HA16 - Military Road	
Number of representations on policy: 118	Objection: 108
	Support: 2
	Comment: 8
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Very strong concerns of highway and pedestrian safety and access - Drift Road, Pinks Hill and Military Road are considered unsuitable for increases in residential traffic and HGVs that will need to access the site. The absence of pavements raises very strong pedestrian safety concerns; whilst street lighting and narrow road widths and the inability to widen these roads also raises very strong concerns for vehicular safety and accessibility. Roads are particularly unsuitable in snow/ice conditions.	Noted. This site is no longer progressing in the Local Plan.
Very strong concerns about the risk of surface water flooding with increased run-off specifically mentioned and its effects on properties down the hill from the proposed development site. Increased risk of fluvial inundation also highlighted as very strong concern as a result of this proposed development site.	Noted. This site is no longer progressing in the Local Plan.
Very strong concerns that there is insufficient drainage and sewage capacity. Linked to the flooding issue above, development of this site will lead to increased pressure on already inadequate drainage and sewage systems leading to flooding issues in Wallington.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns over the presence of Gault (Blue Clay) which could cause subsidence impacting on any development of this site.	Noted. This site is no longer progressing in the Local Plan.
Strong concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in Wallington. Site should remain as countryside. The site is outside of the Defined Urban Settlement Boundary.	Noted. This site is no longer progressing in the Local Plan.
Concern that the development will lead to a loss of habitats and wildlife. Impacts to newts, owls, pheasant, deer, bats, field mice, woodpeckers and slow worms. Rare orchids have been found on the site in the past.	Noted. This site is no longer progressing in the Local Plan.

Concerns that the development will lead to worsening air pollution and air quality issues in the area. Also concerns of air quality for any new residents living on the site due to the proximity of the M27 and A27 intersection.	Noted. This site is no longer progressing in the Local Plan.
Concerns of the effects of noise pollution from the M27 and A27 intersection on the new residents of the proposed development.	Noted. This site is no longer progressing in the Local Plan.
Concern that the proposal will have a detrimental impact on the character of the area and the village identity of Wallington.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of public transport provision and lack of shops and services for Wallington; making the development unsustainable and increasing the use of the private car.	Noted. This site is no longer progressing in the Local Plan.
Concern that the site acts as a buffer between Fort Wallington Industrial estate and residential housing. As such, this buffer should not be lost to any development.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the pressure that the development will put on existing doctors' surgeries.	Noted. This site is no longer progressing in the Local Plan.
Concern that the burden of development isn't being spread evenly across the Borough. Wallington has already seen lots of recent development and taken its fair share.	Noted. This site is no longer progressing in the Local Plan.
Concerns that there will be insufficient school places to accommodate children from the development.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of trees and hedgerows on the site	Noted. This site is no longer progressing in the Local Plan.
Concern over the visual impact the proposed development will have on short to long distance views of the area/Wallington.	Noted. This site is no longer progressing in the Local Plan.
Concern that the area is expensive/high value and affordable homes built here will not really be affordable.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the pressure that the development will put on existing dental provision.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of agricultural land.	Noted. This site is no longer progressing in the Local Plan.
Concern at the potential impact of development at this site on the significance of the Grade II Listed Fort Wallington. Criterion h) is too weak and an assessment of the likely impact of the development of this site on the significance of Fort Wallington should be undertaken with it being ascertained there would be no significance harm to that significance before this site is	Noted. This site is no longer progressing in the Local Plan.

taken forward, in order to ensure adequate protection is afforded to the listed building in accordance with paragraphs 132, 133 and 134 of the NPPF (Historic England).	
It's also unclear if the noted assessment was undertaken as part of the Stage 2 detailed assessment of potential housing sites, with no current confirmation that this has been done and that it concludes that there would be no unacceptable harm to the significance of this listed fort (Historic England).	Noted. This site is no longer progressing in the Local Plan.
<i>Support</i>	
Support for the comprehensive development of the site (Foreman Homes)	Noted. This site is no longer progressing in the Local Plan.
Support for the Inclusion of bullet point (i) regarding ground water Source Protection Zones in Policy HA16. (Environment Agency).	Noted. This site is no longer progressing in the Local Plan.
<i>Comment</i>	
Hampshire Countryside Service has aspirations to upgrade Fareham Footpath 505 (Paradise Lane) into a multi-user route and provide a link along Military Road to Fareham Bridleway 100 in Broadcut. Hampshire Countryside Service would like to explore if this and surrounding developments could help deliver these aspirations. (Hampshire County Council – Countryside Service).	Noted. This site is no longer progressing in the Local Plan.
The proposed allocation will require the provision of 2, 3 & 4 yr old early-years childcare places as there is no local capacity surplus. The use of community facilities should be made available to providers seeking to establish a business (Hampshire County Council Children's Services).	Noted. This site is no longer progressing in the Local Plan.
Assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. As such proposed additional policy wording to HA16 is required. This should be "Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes." (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
Careful consideration is required due to the underlying aquifer (Portsmouth Water).	Noted. This site is no longer progressing in the Local Plan.



Although as part of an objection to the principle of the site being allocated, development of this site should be of the same standard, cost, and visual appearance of the existing houses in the area.	Noted. This site is no longer progressing in the Local Plan.
Pinks Hill should be widened and a 20mph speed limit extended to all roads in Wallington.	Noted. This site is no longer progressing in the Local Plan.
There is archaeological potential in the area which must be explored and preserved.	Noted. This site is no longer progressing in the Local Plan.
Although as part of an objection to the principle of the site being allocated, the effects of the development on the water table/river discharge should be explored- suggestion of a comprehensive hydrological and geological survey to be carried out.	Noted. This site is no longer progressing in the Local Plan.
There is potentially an existing (10 year) covenant on site which could restrict development.	Noted. This site is no longer progressing in the Local Plan.
Due to former MOD activity in this area, unexploded ordnance could be present.	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Development Allocation HA17- 69 Botley Road</b>	
Number of representations on policy:	Objection: 27
	Support: 0
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concern that the development is unacceptable in highway terms and will generate additional highway safety issues. Access should not be considered from Beacon Bottom. Pedestrians already find it difficult to cross the road. Access for emergency vehicles will be worse.	Noted. The transport assessment assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The development will be required to provide on-site solutions to highway access and financial contribution to deliver off-site highway improvement and mitigation works.
Strong concern that there will be insufficient school places to accommodate children from this development (particularly when considered with the cumulative impact from other developments).	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.

Strong concerns over the pressure that increased development will put on existing doctors' surgeries – already long wait times to see a doctor.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concerns that the development will lead to worsening air pollution and air quality issues in the area (with resulting health implications).	Noted. New Local Plan policy seeks to address air quality.
Strong concern that there are too many homes planned in the area and that small sites (such as this) will not deliver the infrastructure required to support development.	Noted. The Local Plan proposes a mix of small and large developments in line with national planning policy. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern that the development will lead to a loss of habitats and wildlife. Impact to birds specifically mentioned.	Noted. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development.
Concern over the loss of countryside/greenspace.	Noted.
Concern that there is insufficient car parking at the shops and insufficient play area/open space.	Noted. Development is required to meet parking standards set out in the Council's Residential Parking Standards SPD. Allocation requires that proposal provides a financial contribution towards the enhancement of existing off-site open space.
Concern that public transport in the area is insufficient to serve the development and should be improved.	Noted. Hampshire County Council consulted as Highways Authority.
Concern that brownfield sites should/should have been looked at first.	Noted. Brownfield sites in the Borough which are deliverable are included in the Local Plan housing or employment allocations.
Concern about loss of trees/hedgerows.	Noted. New Local Plan policy seeks to retain trees, woodland and hedgerows throughout the borough.
Concern about noise pollution.	Noted.
Concern over the loss of gap/buffer between Locks Heath and Whiteley.	Noted.
Concern about drainage infrastructure.	Noted. Statutory consultation with utility providers undertaken throughout Local Plan preparation. Requirement for development to address site needs, including funding by developer contributions.
Concern about light pollution.	Noted.



Concern that the allocation of this site contradicts the NPPF and the Council's own site selection priorities.	Noted. The site has been assessed in line with the Strategic Housing and Employment Land Availability Assessment.
Concern that the proposal will have an adverse impact on character and function of existing landscape on/around Beacon Bottom.	Noted. The character and density of the surrounding area is considered when defining the allocation requirements.
Concern that there are insufficient dentists.	Noted.
Concern that this site is only needed due to delays in the Welborne development.	Noted. Housing requirement over the plan period (to 2037) in the Borough does take Welborne into account, however it is acknowledged that there have been delays with the progress of Welborne.
Concern about the noise impact and the loss of buffer area to help mitigate noise from the M27.	Noted.
Concern about suitability for and impacts from construction traffic.	Noted. Planning Conditions are applied to consents to ensure development minimises this impact.
Concern that the affordable housing requirement has not been specifically mentioned as a requirement for this site.	Noted. Local Plan policy requirement for affordable housing applies to developments of 10 or more dwellings.
Concern that this site is not sustainable.	Noted. The sustainability of the development has been considered and reviewed in the Sustainability Appraisal. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern that no direct notification was received about the draft plan and that the Special Edition of Fareham Today was not received.	Noted. The Council are aware of the issues encountered with the Fareham Today delivery. The Fareham Today provided an overview of the work the Council had undertaken but was not itself a consultation document. All consultation documentation was made available online, in libraries and at a number of pop up exhibitions and CAT meetings throughout the borough.
<b>Support</b>	
n/a	
<b>Comment</b>	
Additional local sewerage infrastructure will be required to accommodate the development and underground wastewater infrastructure will require an easement free from buildings and substantial tree planting. Additional	Noted. The following wording has been added:

<p>criterion requested to policy to read (g) provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and (h) provide future access to the existing underground infrastructure for maintenance and upsizing purposes. (Southern Water)</p>	<p>Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</p>
<p>Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 90 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).</p>	<p>Noted. Appropriate reference made in site allocations policy as necessary.</p>
<p>Hampshire County Council have an aspiration to formalise a route [right of way] across this site between Beacon Bottom and Botley Road, so request that this aspiration is incorporated into the policy. (Hampshire County Council)</p>	<p>Noted. The following wording has been added: The design of the scheme should allow for a potential strategic pedestrian /cycle link between Beacon Bottom and Botley Road (included at the request of Hampshire County Council).</p>
<p>Any development should complement area and have breaks in housing to give an uncluttered feel.</p>	<p>Noted. The character and density of the surrounding area is considered when defining the allocation requirements.</p>
<p>ALTERNATIVE SITE: Newlands Farm would be a more appropriate.</p>	<p>Noted.</p>
<p><b>Representations on Draft Housing Allocation HA18 - Funtley Road North</b></p>	
<p>Number of representations on policy: 19</p>	<p>Objection: 15</p>
	<p>Support: 1</p>
	<p>Comment: 3</p>
<p><b>Issues Raised</b></p>	<p><b>Fareham Borough Council Response</b></p>
<p><i>Objections</i></p>	
<p>Very strong concerns that development will lead to increased surface water flooding, particularly during peak rainfall.</p>	<p>Noted. This site is no longer progressing in the Local Plan.</p>
<p>Very strong concerns that there is insufficient drainage to cope with increased amount of development in this area- this relates to waste water treatment as well as surface water.</p>	<p>Noted. This site is no longer progressing in the Local Plan.</p>

Very strong highways concerns. The existing highway network including bridges in the vicinity of the development could not cope with increases in traffic. In addition, safety of all users of the highway (cyclists and pedestrians) is questioned. Concerns over the use of heavy goods vehicles on narrow bridges and those with height/weight limits is also expressed.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns that the cumulative effects of this development as well as HA10 and Welborne will lead to urban sprawl and the village of Funtley "losing its identity". It must be protected.	
Strong concern over the loss of countryside/ the development being outside of the present Defined Urban Settlement Boundary and in a sensitive landscape.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the loss of wildlife and woodland (deer, woodpecker, dormice and bats).	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of public transport provision and pedestrian footways in Funtley.	Noted. This site is no longer progressing in the Local Plan.
Concern over contaminated land.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of services and facilities in the area (doctors, schools, shops etc.).	Noted. This site is no longer progressing in the Local Plan.
Concern that development is not being evenly spread across the Borough.	Noted. This site is no longer progressing in the Local Plan.
Concerns over land subsidence.	Noted. This site is no longer progressing in the Local Plan.
Concern over the lack of school and doctors' places which development will exacerbate.	Noted. This site is no longer progressing in the Local Plan.
Concern over the increased prevalence of rodents as a result of more development.	Noted. This site is no longer progressing in the Local Plan.
Alternative sites should have been considered before this allocation i.e. SHLAA ref 3008 Land South of Longfield Avenue.	Noted. This site is no longer progressing in the Local Plan.
Fears that increased development will lead to security and crime issues for existing residents.	Noted. This site is no longer progressing in the Local Plan.
<i>Support</i>	
Support for the comprehensive development of this area. (Reside Developments)	Noted. This site is no longer progressing in the Local Plan.
<i>Comment</i>	



Fareham Bridleway 515 runs to west of the site, while a disused railway line runs to the east. HCC have aspirations to upgrade Bridleway 515, and provide a right of way along the old railway line. As such, contributions from this development should be made to help improve the adjacent Bridleway 515 (Deviation Line) (Hampshire County Council – Countryside Service).	Noted. This site is no longer progressing in the Local Plan.
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 44, 30-hour places for 2-3-4 year olds. Despite new provision opening at Titchfield Community Centre and Segensworth early in 2017 there is no spare capacity in these areas. The proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Services for Young Children).	Noted. This site is no longer progressing in the Local Plan.
Quantum of development should be increased to around 27 dwellings to take into account the increased developable area (following the non-requirement for open space on this site). (Reside Developments)	Noted. This site is no longer progressing in the Local Plan.
Amendments to policy wording of HA18 suggested. This is in relation to the location of the pedestrian footway. (Reside Developments)	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Draft Housing Allocation HA19 - 399-409 Hunts Pond Road</b>	
Number of representations on policy: 22	Objection: 19
	Support: 1
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concerns that the development will have an unacceptable impact on traffic congestion in the vicinity of the site and surrounding roads such as the A27.  Issues of on street parking (particularly when the nearby sports field is in use and people using the local shops). Speeding and highway safety are raised especially.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues.

	These can be physical alterations to junction layouts, or signalisation and priority flow. The TA also considers the potential re-routing effect of various measures which are taken into account in proposed mitigation schemes. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across the borough to encourage more sustainable modes of transport and reduce reliance on private transportation. All developments will be expected to contribute financially to these routes.
Very strong concerns that there will be insufficient school places to accommodate children from the development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements where required.
Very strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in Titchfield Common. Site should remain as countryside/be preserved for community benefit. The site is outside of the Defined Urban Settlement Boundary (some respondents refer to loss of the strategic gap/green belt).	Noted.
Concerns over the pressure that the development will put on existing dental provision.	Noted.
Concern that the burden of development isn't being spread evenly across the Borough. Titchfield Common/ the Western Wards has already seen lots of recent development and taken its fair share.	Noted. The local plan identifies areas of future development throughout the whole Borough.
Concern over a lack of public transport serving the area and a lack of shops and services and recreational opportunities.	Noted

Concern that the development will lead to a loss of habitats and wildlife.	Noted. Allocation will be expected to avoid and mitigate harm to priority species and habitats onsite. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development. Therefore, development will be expected to preserve and enhance habitats
Concerns that the development will lead to worsening air pollution and air quality issues in the area.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan. In addition, The Council's Environmental Health team have been consulted as part of the plan preparation and necessary mitigation and avoidance measures included.
<i>Support</i>	
Support for the inclusion of bullet point (e) in HA19 regarding Flood Zones. (Environment Agency).	Support noted.
<i>Comment</i>	
Hampshire Countryside Service requests an appropriate buffer is provided to Kites Croft Local Nature Reserve and that development provides a contribution towards protecting and enhancing the site from recreational pressure. In addition, the County Council has aspirations to provide a multi-user route along Hunts Pond Road and would like appropriate mitigation to achieving this. (Hampshire County Council – Countryside Service).	Noted. The following wording has been added: Provide an appropriate between the development and Kites Croft Local Nature Reserve at the request of Hampshire County Council; The requirement for contributions is covered by criterion h) of the policy.
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 44, 30-hour places for 2-3-4 year olds. Despite new provision opening at Titchfield Community Centre and Segensworth early in 2017 there is no spare capacity in these areas. The proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Services for Young Children).	Noted. Appropriate reference made in the site allocations policy as necessary.
National Grid prefers that buildings are not directly beneath its overhead lines. This is to protect the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to	Noted. The following wording has been added to the site allocations policy:

carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines. (National Grid).	The design of the scheme should demonstrate how overhead electrical powerlines will be positively taken into account in the layout of the site (included at the request of National Grid).
Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. (National Grid).	Noted. The following wording has been added to the site allocations policy: The design of the scheme should demonstrate how overhead electrical powerlines will be positively taken into account in the layout of the site (included at the request of National Grid).
Potential developers of the site should be aware that it is National Grid policy to retain our existing overhead lines in-situ. The relocation of existing high voltage overhead lines will only be considered for projects of national importance which has been identified as such by central government. (National Grid).	Noted. The following wording has been added to the site allocations policy: The design of the scheme should demonstrate how overhead electrical powerlines will be positively taken into account in the layout of the site (included at the request of National Grid).
The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. (National Grid).	Noted. The following wording has been added to the site allocations policy: Noted. The following wording has been added to the site allocations policy: The design of the scheme should demonstrate how overhead electrical powerlines will be positively taken into account in the layout of the site (included at the request of National Grid).

Representations on Draft Housing Allocation HA20 - North Wallington and Standard Way	
Number of representations on policy: 85	Objection: 80
	Support: 1
	Comment: 4
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Very strong concern that the development is unacceptable in highway terms and will generate additional highway safety issues and add to existing congestion. Concern that access to the site will be difficult with parked vehicles (many from nearby employment areas) making it single width in places. The road is already used as a rat-run. There are no pavements causing a safety issue for pedestrians. There is a large amount of lorry movement in vicinity of site. Already insufficient parking in area. Access onto Delme roundabout is difficult.	Noted. This site is no longer progressing in the Local Plan.
Strong concern about flood risk with development of the site increasing run-off to the River Wallington exacerbating existing flood risk issue and jeopardising flood risk mitigation plans. Springs add to flood risk/high water table. Maindell pumping station pipes run diagonal across the site.	Noted. This site is no longer progressing in the Local Plan.
Strong concerns that the development will put more homes in a poor air quality area (with resulting health implications). The site currently acts as a buffer from M27 so it's development will make things worse.	Noted. This site is no longer progressing in the Local Plan.
Strong concern about the noise impact and the loss of buffer area to help mitigate noise from the M27.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of countryside, few remaining green/open space in Wallington.	Noted. This site is no longer progressing in the Local Plan.
Concern that there is no public transport in Wallington.	Noted. This site is no longer progressing in the Local Plan.
Concern about the detrimental impact to the character of the area/Conservation Area.	Noted. This site is no longer progressing in the Local Plan.
Concern that the site is remote with some distance to nearest schools and facilities.	Noted. This site is no longer progressing in the Local Plan.



Concern that the sewerage infrastructure is inadequate to serve new development in this location.	Noted. This site is no longer progressing in the Local Plan.
Concern that the development will lead to a loss of habitats and wildlife. Impacts to specific species mentioned include Egrets and Kingfishers and also flora (Orphys Apifera)	Noted. This site is no longer progressing in the Local Plan.
Concern that development is on an aquifer, water company's advice should be sought.	Noted. This site is no longer progressing in the Local Plan.
Concern about the impact to nearby properties, in particular Riverdale Cottages which have no parking and could be over dominated by new development.	Noted. This site is no longer progressing in the Local Plan.
Concern that there will be insufficient school places to accommodate children from this development (particularly when considered with the cumulative impact from other developments).	Noted. This site is no longer progressing in the Local Plan.
Concern as to how the area is already used as overspill parking from the nearby employment areas.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the pressure that increased development will put on existing doctors' surgeries.	Noted. This site is no longer progressing in the Local Plan.
Concern that development of this site will have a detrimental impact on the quality of life.	Noted. This site is no longer progressing in the Local Plan.
Concern about disruption/issues during the construction process.	Noted. This site is no longer progressing in the Local Plan.
Concern over the loss of trees.	Noted. This site is no longer progressing in the Local Plan.
Concern at the loss of agricultural land.	Noted. This site is no longer progressing in the Local Plan.
Concern that development is not evenly distributed across the borough.	Noted. This site is no longer progressing in the Local Plan.
Concern that Welborne was meant to meet the housing need and it has not.	Noted. This site is no longer progressing in the Local Plan.
Concern about the impact to views.	Noted. This site is no longer progressing in the Local Plan.
Concern that the Council are incorrect in considering the site to be a 'low sensitive' landscape.	Noted. This site is no longer progressing in the Local Plan.
Concern that the Council are incorrect in considering the site to have 'good accessibility'.	Noted. This site is no longer progressing in the Local Plan.
<b>Support</b>	
Support allocation of site which is well served by existing infrastructure. Site confirmed as available, achievable and suitable Existing trees and hedgerows	Noted. This site is no longer progressing in the Local Plan.

along roads can be retained. Site could contribute to Council's 5-year housing requirement. (Foreman Homes).	
<b>Comment</b>	
Welcome the inclusion of bullet (i) in the development criteria which takes account of the source protection zones on and around the site. (Environment Agency).	Noted. This site is no longer progressing in the Local Plan.
Additional local sewerage infrastructure would be required to accommodate the development, making a connection to the network at the nearest point of adequate capacity. Additional criterion should be added to the policy to read (k) provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
Careful consideration is required due to the underlying aquifer (Portsmouth Water).	Noted. This site is no longer progressing in the Local Plan.
Fareham footpath 505 runs along Paradise Lane to the east of these sites. HCC have an aspiration to upgrade Footpath 505 to a multi-user route and provide a link along Military Road to Fareham Bridleway 100 in Broadcut. The County Council would like to explore whether these site allocations could help deliver this aspiration. (Hampshire County Council).	Noted. This site is no longer progressing in the Local Plan.
The proposed allocation will require the provision of 2, 3 & 4 yr old early-years childcare places as there is no local capacity surplus. The use of community facilities should be made available to providers seeking to establish a business (Hampshire County Council Children's Services).	Noted. This site is no longer progressing in the Local Plan.
<b>Representations on Draft Housing Allocation HA21 - Hampshire Rose</b>	
Number of representations on policy: 3	Objection: 1
	Support: 0
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<b>Objections</b>	
Concerns that the development will have an unacceptable impact on traffic congestion.	Noted. This site is no longer progressing in the Local Plan.

Concerns that there will be insufficient school places to accommodate children from the development.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients.	Noted. This site is no longer progressing in the Local Plan.
Concerns that the development will lead to worsening air pollution and air quality issues in the area.	Noted. This site is no longer progressing in the Local Plan.
<i>Support</i>	
N/A	N/A
<i>Comment</i>	
Assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. As such proposed additional policy wording to HA21 is required. This should be "Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes." (Southern Water).	Noted. This site is no longer progressing in the Local Plan.
Fareham Footpath 81 runs along Fareham Park Road. HCC would expect any development at this location to minimise impacts upon this route. In addition, the County Council have an aspiration to formalise a link from Highlands Road to Mayles Lane, and as such, request that these allocations include appropriate mitigation towards achieving this aspiration. (Hampshire County Council – Countryside Service).	Noted. This site is no longer progressing in the Local Plan.
It is likely that any generated demand arising for provision of 2,3 & 4 year olds from this development can most likely be accommodated locally but at a stretch. Use of community facilities should be made available to providers seeking to establish a business. (Hampshire County Council Services for Young Children).	Noted. This site is no longer progressing in the Local Plan.

Representations on Draft Housing Allocation HA22 - Wynton Way	
Number of representations on policy: 4	Objection: 0
	Support: 2
	Comment: 2
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
N/A	N/A
<i>Support</i>	
Support for comprehensive development of the site.	Support noted.
Hampshire County Council in its role as a partial landowner of the allocation supports the re-allocation of this site in the emerging Fareham Local Plan and re-affirms the availability of this landholding. (Hampshire County Council Property Services).	Support noted.
<i>Comment</i>	
Assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. As such proposed additional policy wording to HA22 is required. This should be "Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes." (Southern Water).	Noted. The following wording has been added: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).
Fareham Footpath 81 runs along Fareham Park Road. HCC would expect any development at this location to minimise impacts upon this route. In addition, the County Council have an aspiration to formalise a link from Highlands Road to Mayles Lane, and as such, request that these allocations include appropriate mitigation towards achieving this aspiration. (Hampshire County Council – Countryside Service).	Noted.
It is likely that any generated demand arising for provision of 2,3 & 4 year olds from this development can most likely be accommodated locally but at a stretch. Use of community facilities should be made available to	Noted. Appropriate reference made in the site allocations policy as necessary.

providers seeking to establish a business. (Hampshire County Council Services for Young Children).	
<b>Representations on Draft Housing Allocation HA23 - Stubbington Lane</b>	
Number of representations on policy: 8	Objection: 6
	Support: 0
	Comment: 2
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concerns that the development will have an unacceptable impact on traffic congestion.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the nature of signalisation and priority flow.
Strong concerns that there will be insufficient school places to accommodate children from the development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements.
Strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Concerns that the development will lead to worsening air pollution and air quality issues in the area.	Noted. The transport assessment (TA) assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or changes to the



	nature of signalisation and priority flow. A new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, has identified and prioritised walking and cycling routes across the borough. All developments will be expected to contribute financially to these routes.
Concern that the site is directly beneath a busy flight path from Solent Airport.	Noted. Development considers the character of the surrounding area.
HA23 is adjacent to a site which has been identified as a 'low use' site in the updated Brent Geese and Waders Strategy. Appropriate mitigation must be used to ensure any development does not have an impact on the adjacent 'low use' site for Brent Geese and Waders. (The RSPB).	Noted. The following wording has been added: "Proposals shall meet the requirements of Policy NE5 given the site's status as primary support for Solent Waders and Brent Geese."
<i>Support</i>	
N/A	N/A
<i>Comment</i>	
Trees on site should be retained. In addition, the removal of the brown wooden fence that surrounds Daedalus next to Stubbington lane would be welcomed, making the area more open.	Noted.
The Solent Way runs along the coast to the south of this site, and will provide a valuable recreational and utility resource for the future residents of this site. There is a need to protect and enhance the Solent Way, and therefore request that appropriate mitigation is provided from this allocation. (Hampshire County Council – Countryside Service).	Noted. Appropriate reference made to contributions in the site allocations policy as necessary.
Hampshire County Council has a statutory responsibility for education in the Borough. HCC identified that there exists a current 5 place deficit in childcare places. However, in isolation, the site is not significant for likely childcare demand. (Hampshire County Council – Children's Services).	Noted. Appropriate reference made in the site allocations policy as necessary.

Representations on Draft Housing Allocation HA24 - 335-337 Gosport Road	
Number of representations on policy: 8	Objection: 3
	Support: 2
	Comment: 3
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Strong concerns that the development will have an unacceptable impact on traffic congestion.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary.
Strong concerns that the development will lead to worsening air pollution and air quality issues in the area.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Strong concerns over the pressure that the development will put on existing doctors' surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Concerns that there will be insufficient school places to accommodate children from the development.	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions where required will be sought by the Education Authority from all sites to fund education requirements.
Concerns over the pressure that the development will put on existing dental provision.	Noted.
Concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in the area.	Noted.
Concerns about the risk of flooding particularly from surface water.	A Strategic Flood Risk Assessment accompanies the Plan which demonstrates the plan has taken a sequential approach to allocating development. The Environment Agency and Hampshire County Council as Lead Local Flood Authority have been consulted at each stage of the Local Plan preparation and advice on flooding matters has informed plan preparation.

<i>Support</i>	
Support for a comprehensive development	Support noted.
Hampshire County Council in its role as a landowner of the allocation supports the re-allocation of this site in the emerging Fareham Local Plan and re-affirms the availability of this landholding. (Hampshire County Council Property Services).	Support noted.
<i>Comment</i>	
Although part of an original objection, comments are made to reduce the density of housing on site and plant more trees/greenery instead- to help combat the identified local air quality issues.	Noted. Development considers the character of the surrounding area.
Assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. As such proposed additional policy wording to HA24 is required. This should be "Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes." (Southern Water).	The following wording has been added: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water);
There is an aspiration within the Gosport Borough Council Cycle Strategy, which HCC support, for a multi-user route going south from this site, parallel to the BRT. HCC would therefore like to explore whether this allocation could help achieve this aspiration via appropriate mitigation. (Hampshire County Council – Countryside Service).	Noted. The site is relatively small. However, Part E of the Policy facilitates an infrastructure contribution where necessary.
It is likely that any generated demand arising for provision of 2,3 & 4 year olds from this development can most likely be accommodated locally but at a stretch. Use of community facilities should be made available to providers seeking to establish a business. (Hampshire County Council Services for Young Children).	Noted. Appropriate reference made in the site allocations policy as necessary.

Representations on Draft Housing Allocation HA25 - Sea Lane	
Number of representations on policy: 7	Objection:3
	Support: 0
	Comment: 4
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Strong concerns that the development will have an unacceptable impact on traffic congestion. In addition the access to the site should be considered (suggestions made that access to the site should be from Stubbington Lane).	Comments noted. This site is not progressing as an allocation in the Draft Local Plan.
Strong concerns that the density of development proposed is too high and should be reduced to be in keeping with the character of the area.	
Concern that the development will lead to a loss of habitats and wildlife.	
Concern over the loss of countryside/greenspace. Loss of one of the few greenspaces left in the area.	
Concerns over the pressure that the development will put on existing doctors’ surgeries – due to already long wait times (4-6 weeks) and surgeries not having capacity for new patients.	
Concerns that there will be insufficient school places to accommodate children from the development.	
Concern over the loss of trees and hedgerows on the site.	
Concern that the site is directly beneath a busy flight path from Solent Airport.	
<i>Support</i>	
N/A	N/A
<i>Comment</i>	
Development should be of high quality and well designed and the provision of a pavement and streetlighting should not be included. In addition, the density of housing on site should be reduced. These points will allow development to reflect the character and local distinctiveness of the surrounding area of Sea Lane.	Comments noted. This site is not progressing as an allocation in the Draft Local Plan.

Existing trees and hedgerows should be retained.	
Proposed access should be changed from Sea Lane to be focused at Stubbington Lane.	
The Solent Way runs along the coast to the south of this site, and will provide a valuable recreational and utility resource for the future residents of this site. There is a need to protect and enhance the Solent Way, and therefore request that appropriate mitigation is provided from this allocation. (Hampshire County Council – Countryside Service).	
Hampshire County Council has a statutory responsibility for education in the Borough. HCC identified that there exists a current 5 place deficit in childcare places. However, in isolation, the site is not significant for likely childcare demand. (Hampshire County Council – Children’s Services).	
Representations on Draft Housing Allocation HA26 - Beacon Bottom East	
Number of representations on policy: 43	Objection: 40
	Support: 1
	Comment: 2
Issues Raised	Fareham Borough Council Response
Objections	
Very strong concern that the development is unacceptable in highway terms and will generate additional highway safety issues. Beacon Bottom is considered too narrow and with the parked vehicles consistently on the road it is effectively single track. Pavement needed and problems turning out of Beacon Bottom also highlighted, traffic lights should be considered at the junction.	Noted. The Local Plan is supported by a borough wide transport assessment (TA) as part of evidence base which assesses the impact of all local plan development across the borough wide network and proposes mitigation where necessary. The TA identifies all junctions where capacity is likely to be exceeded and then tests suitable junction improvement mitigation measures to alleviate those issues. These can be physical alterations to junction layouts, or signalisation and priority flow. The TA also considers the potential re-routing effect of various measures which are taken into account in proposed mitigation schemes. The TA and Local Plan will also be informed by a new Local Walking and Cycling Infrastructure Plan produced by the Highway Authority, which has identified and prioritised walking and cycling routes across

	the borough to encourage more sustainable modes of transport and reduce reliance on private transportation. All developments will be expected to contribute financially to these routes.
Strong concerns over the pressure that increased development will put on existing doctors' surgeries – already long wait times to see a doctor.	Noted. Discussion and consultation undertaken with the Fareham and Gosport Clinical Commissioning Group to identify and plan for future need.
Strong concern that there will be insufficient school places to accommodate children from this development (particularly when considered with the cumulative impact from other developments).	Noted. Hampshire County Council as Education Authority are consulted at each stage of the Local Plan process as well as at planning application for major applications. Developer Contributions will be sought by the Education Authority from all sites to fund education requirements where required.
Strong concern over the loss of countryside/greenspace and that the allocation of this site will encourage continued urban sprawl.	Noted.
Strong concern that the development will lead to a loss of habitats and wildlife.  Impacts to protected and non-protected species on site (badgers, mice, slow worms, bats, sparrows, starlings, song thrush, owls, foxes and deer mentioned).	Noted. Allocation will be expected to avoid and mitigate harm to priority species and habitats onsite. New Local Plan policy requires that development should provide at least 10% net gain for biodiversity for the lifetime of the development. Therefore, development will be expected to preserve and enhance habitats.
Strong concern that there are too many homes planned in the area and that small sites (such as this) will not deliver the infrastructure required to support development.	Noted. Statutory consultation with utility providers as well as Highway, Education and Health authorities undertaken throughout Local Plan preparation. Requirement for development to address site needs with regards to specific infrastructure needs, including funding by developer contributions. The NPPF also requires 10% of the local plan housing supply to come from small sites of less than 1ha.
Concern about the impact to ancient hedgerows (the holly hedge on north side of Beacon Bottom specifically mentioned) and ancient woodland.	Noted. Development proposals will need to be accompanied by proportionate and adequate ecological information including how they propose to avoid and mitigate for any adverse effects on ecology. The emerging Local Plan has policies prohibiting adverse impacts on ancient woodland and important hedgerows.



Concern about disruption and disturbance during any construction period and that the road is unsuitable for construction traffic.	Noted.
Concern relating to the lack of dentists and capacity for new patients.	Noted. Statutory consultation with utility providers as well as Highway, Education and Health authorities undertaken throughout Local Plan preparation. Requirement for development to address site needs with regards to specific infrastructure, including funding by developer contributions
Concerns that the development will lead to worsening air pollution and air quality issues in the area (with resulting health implications).	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern over the loss of gap/buffer between Park Gate and Swanwick and/or Locks Heath and Whiteley.	Noted.
Concern that there are not enough jobs in the immediate area and not enough parking at Locks Heath District Centre.	Noted.
Concern that the development of this site will have a detrimental impact on the landscape.	Noted.
Concern that brownfield sites should be developed first.	Noted. Sites which are available for housing development on Brownfield land been allocated in the local plan.
Concern that no direct notification was received about the draft plan and that the Special Edition of Fareham Today was not received.	The draft local plan has been publicised in accordance with the Council's Statement of Community involvement.
Concern about the noise impact and the loss of buffer area to help mitigate noise from the M27.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern about how sewerage will be addressed as the site is below sewer level so unable to drain into it.	Noted. Statutory consultation with utility providers is undertaken throughout Local Plan preparation. Requirement for development to address site needs with regards to specific infrastructure, including funding by developer contributions
Concern that development at this site will be out of character with the area.	Noted.
Concern that the allocation of this site contradicts the NPPF and the Council's own site selection priorities.	The Council has selected allocations that conform with its development strategy and the requirements set out in the NPPF and any other relevant legislation.
Concern about the loss of trees.	The Local Plan has a policy protecting important trees from development.

Concern about light pollution.	Noted. The Sustainability Appraisal considers the significant effects of the Local Plan and the measures needed to prevent and offset adverse effects as a result of the Local Plan.
Concern that the development of the site will have a detrimental impact on the semi-rural character of the road.	Noted.
Concern that this development site would not have been needed if Welborne had delivered homes as expected.	Noted. Housing requirement over the plan period (to 2037) in the Borough does take Welborne into account.
Concern that there is no mention of care homes.	Noted.
Concern that public transport from the site to Fareham Town Centre is poor.	Noted.
Criteria (a) should not refer to legal covenant as this does not form a material consideration in determining any planning application for the site (Agent for site owner)	Noted. Reference to legal covenant has been removed from the site allocations policy.
Criteria (b) is too restrictive considering locational context and topography, where dwellings on the south side of the road sit at a higher level than the site and land to north of Beacon Bottom (Agent on behalf of site owner).	Noted. Development considers the character of the surrounding area.
Criteria (e) is too restrictive, decisions over which trees should be retained will be made at the planning application stage in the context of a tree survey (Agent on behalf of site owner).	Noted.
Criteria (f) should be amended to refer to CIL as well (Agent on behalf of site owner).	Noted. Appropriate reference made to contributions in relation to infrastructure in site allocations policy.
<i>Support</i>	
Support the principle of the allocation and confirm site is available to be delivered in the short term. (Agent on behalf of site owner)	Noted.
<i>Comment</i>	
An [sewer] easement would be required which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. Accordingly, we propose that the following criterion is added to Policy HA26. (g) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes. (Southern Water)	The following wording has been added: Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water).

Hampshire County Council have an aspiration to formalise a route [right of way] across this site between Beacon Bottom and Botley Road, so request that this aspiration is incorporated into the policy. (Hampshire County Council)	The following wording has been added: The design of the scheme should allow for a potential strategic pedestrian/cycle link between Beacon Bottom and Botley Road (included at the request of Hampshire County Council).
Hampshire County Council has a statutory responsibility for education in the Borough. In combination with other development in this area, it is anticipated that there will be a generated demand for up to 90 30-hour places for 2-3-4 year olds. As there is currently no spare capacity in these areas the proposed development therefore needs either directly or by way of a financial contribution, to address the identified need. (Hampshire County Council Children's Services).	Noted. Appropriate reference made in the site allocations policy as necessary.
The red-line shown in the draft allocation is larger than included in the previous submissions/promotion of the site. Based on this, the indicative dwelling number of 5 dwellings should be increased to 10 dwellings. This accounts for the covenant on the site and could retain existing cottage (Agent on behalf of the site owner).	Noted. The indicative yield has been updated on the site allocations policy.
ALTERNATIVE SITE: Newlands Farm would be a more appropriate.	Noted.
ALTERNATIVE SITE: Homes should instead be provided at Down End West (Portchester)	Noted.
<b>Representations on Site EA1 (Faraday Business Park)</b>	
Number of representations on policy: 10	Objection: 5
	Support: 2
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concern that the A32 and local road infrastructure will be unable to deal with further employment in this location.	Significant improvements to the highway network have been completed or planned (Newgate Lane, Stubbington Bypass) which will improve highway conditions in this area. Transport Assessment considers all local plan development and proposes mitigation where needed to alleviate any capacity issues.

Strong concern over the level of traffic that the allocation will create giving rise to further congestion in the area.	Local Plan allocations are supported by a borough-wide Transport Assessment that has considered levels of growth in addition to baseline growth over the plan period and proposes mitigation where necessary. In addition, and further development at the site will be supported by a detailed transport assessment looking specifically at the local network and junctions.
Concern over the loss of open space resulting from increased employment at this location.	Noted. Development will be supported by open space improvements in the vicinity of the site.
Concern over the lack of public transport serving the site and the local area.	Public transport provision will be consideration of site-based transport assessment and considered by highway authority.
Concern over the impact that the allocation will have on the strategic gap.	Maintaining the function and integrity of the strategic gap will be a key priority of any site masterplan. The role of the existing airfield in the Gap will not be diminished with development being kept to the existing built area.
Concern over the cumulative impact of the allocation alongside the IFA2 development.	Scale and form of new development will be sympathetic to the existing layout of the airfield and the requirements of the Strategic Gap.
Concern about the ancillary uses that are proposed to support employment provision.	Noted.
The site is identified as a "Low Use" site in the updated Solent Water and Brent Goose Strategy (site ref F13). Appropriate mitigation must be used to ensure any development does not have an impact on the adjacent 'low use' site for Brent Geese and Waders. (RSPB)	Noted. Natural England advising.

Representations on Site EA2 (Swordfish Business Park)	
Number of representations on policy: 9	Objection: 4
	Support: 2
	Comment: 3
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Strong concern that the A32 and local road infrastructure will be unable to deal with further employment in this location.	Significant improvements to the highway network have been completed or planned (Newgate Lane, Stubbington Bypass) which will improve highway conditions in this area. Transport Assessment considers all local plan development and proposes mitigation where needed to alleviate any capacity issues.
Strong concern over the level of traffic that the allocation will create giving rise to further congestion in the area.	Local Plan allocations are supported by a borough-wide Transport Assessment that has considered levels of growth in addition to baseline growth over the plan period and proposes mitigation where necessary. In addition, and further development at the site will be supported by a detailed transport assessment looking specifically at the local network and junctions.
Strong concern over the loss of open space resulting from increased employment at this location.	Noted. Development will be supported by open space improvements in the vicinity of the site.
Strong concern over the impact that the allocation will have on the strategic gap.	Public transport provision will be consideration of site-based transport assessment and considered by highway authority.
Strong concern over the cumulative impact of the allocation alongside the IFA2 development.	Maintaining the function and integrity of the strategic gap will be a key priority of any site masterplan. The role of the existing airfield in the Gap will not be diminished with development being kept to the existing built area.
Strong concern about the ancillary uses that are proposed to support employment provision.	Scale and form of new development will be sympathetic to the existing layout of the airfield and the requirements of the Strategic Gap.
Concern that a further assessment of the historic significance of the buildings on the site should be undertaken through the SA Site Options Assessment before this site goes forward and certainly before any	Noted.

demolition is allowed, and that this requirement should be reflected in the policy (Historic England).	
<b>Representations on Site EA3 (Solent 2)</b>	
Number of representations on policy: 5	Objection: 4
	Support: 1
	Comment: 1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concern that further employment in this location will lead to increased traffic congestion – particularly at M27 junction 9 and within Whiteley.	Local Plan is supported by a Transport Assessment that assesses the transport impacts of local plan development. In all scenarios Junction 9 continues to operate within capacity following improvements made as a result of North Whiteley development to the north.
Strong concern that due to the level of traffic this allocation is likely to generate that there will be an increase in the level of air pollution locally which will have a negative impact on peoples' health.	Local Plan is supported by a Transport Assessment that assesses the transport impacts of local plan development and will propose suitable mitigation measures where required which will be linked to site allocation policy.
Concern that the level of employment being planned for is far higher than it needs to be and nationally should be spread more evenly.	Local Plan is supported by Employment Land Review which identifies the floorspace requirement for the borough, which is also consistent with sub-regional requirements. Whiteley continues to be identified as an attractive location for business requirements.
Concern over the lack of supporting infrastructure for this allocation	Noted.
Concern over the lack of public transport serving Whiteley.	Noted.
Concern over the impact that development is having on communities and peoples' quality of life.	Noted. Site will provide further employment opportunities within walking and cycling distance of housing.
Concern that the level of traffic congestion will make road safety even worse.	Local Plan is supported by a Transport Assessment that assesses the transport impacts of local plan development and will propose suitable mitigation measures where required which will be linked to site allocation policy.
Concern that the proposal directly contradicts the Local Plan objective to protect open space.	Noted. Site is an existing allocation within the settlement boundary.



<i>Support</i>	
Support the allocation of Solent 2 which is consistent with the allocation in the Winchester Local Plan Part 2. (Winchester City Council).	Noted.
<b>Representations on Site EA4 (Midpoint 27)</b>	
Number of representations on policy: 3	Objection: 2
	Support: 0
	Comment: 1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Very strong concern that further employment in this location will lead to increased traffic congestion, particularly on Southampton Road and through Titchfield.	Noted – This site is under construction and is no longer progressing in the Local Plan.
Strong concern over the level of pollution, particularly noise, that is likely to be generated by this allocation and the negative impact that this will have on peoples' lives.	Noted – This site is under construction and is no longer progressing in the Local Plan.
Concern over the lack of infrastructure (doctors, dentists, schools and) available to support this allocation.	Noted – This site is under construction and is no longer progressing in the Local Plan.
Concern over the lack of public transport and its ability to accommodate an increase in the population of the area.	Noted – This site is under construction and is no longer progressing in the Local Plan.
<i>Support</i>	
None.	None.
<i>Comment</i>	
With regards to site access, Fareham Borough Council are advised that there is an existing hammerhead access off Cartwright Drive to serve the development of this site and as such access would not need to be from Stephenson Road or Talbot Road. (Hampshire County Council – Highways).	Noted – This site is under construction and is no longer progressing in the Local Plan.

Representations on Site EA5 (Standard Way)	
Number of representations on policy: 16	Objection: 14
	Support: 1
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Very strong concern that this allocation will lead to increased traffic congestion on what are already busy roads; Pinks Hill, Broadcut, Delme roundabout and through Wallington village.	Noted. This site is no longer allocated in the Local Plan.
Strong concern over the safety of the access to the site from Standard Way for both vehicles and pedestrians – combined with the traffic from the Suez waste transfer station, Boarhunt Recovery and the overnight lorry parking.	Noted. This site is no longer allocated in the Local Plan
Strong concern over the need for further employment development in Wallington and the cumulative impact of further development in this location.	Noted. This site is no longer allocated in the Local Plan
Strong concern over the level of air pollution (NO2 and CO2 particularly) that is likely to be generated by this allocation and the negative impact that this will have on peoples' lives, and the impact on the allocation of air pollution from the motorway.	Noted. This site is no longer allocated in the Local Plan
Strong concern over the level of noise pollution that is likely to be generated by this allocation on top of the existing background levels and the negative impact that this will have on peoples' lives, and the impact on the allocation of air pollution from the motorway	Noted. This site is no longer allocated in the Local Plan
Strong concern over the loss of green space which currently provides a green buffer to the motorway.	Noted. This site is no longer allocated in the Local Plan
Strong concern over how the proposal would lead to an increased risk of flooding to Wallington village.	Noted. This site is no longer allocated in the Local Plan
Concern over the impact that the development would have on water pipe infrastructure which is already overloaded.	Noted. This site is no longer allocated in the Local Plan

Concern over pedestrian safety due to the lack of pedestrian footways to the proposed development site	Noted. This site is no longer allocated in the Local Plan
Concern over the impact that the development would have on the character of the adjoining settlement of Wallington	Noted. This site is no longer allocated in the Local Plan
Concern over the impact that the development will have to the general quality of life of Wallington residents.	Noted. This site is no longer allocated in the Local Plan
Concern over the detrimental impact that the development would have on the already difficult problem of parking.	Noted. This site is no longer allocated in the Local Plan
Concern over the existing pillbox adjacent to Pinks Hill.	Noted. This site is no longer allocated in the Local Plan
Concern over safety of traffic exiting Pinks Hill onto A27	Noted. This site is no longer allocated in the Local Plan
Concern over the absence of any public transport serving the site.	Noted. This site is no longer allocated in the Local Plan
Concern that development may result in detrimental views from Wallington village and Portsdown Hill Road.	Noted. This site is no longer allocated in the Local Plan
<i>Support</i>	
Land is in the full control of Foreman Homes and there are no known legal or ownership issues that would constrain the site coming forward.	Noted. This site is no longer allocated in the Local Plan
Site is an ideal location for B1, B2 or B8 development due to excellent access to the M27 particularly for HGVs.	Noted. This site is no longer allocated in the Local Plan
Site is subject to noise disturbance which would be compatible with an employment use.	Noted. This site is no longer allocated in the Local Plan
<i>Comment</i>	
Fareham Footpath 505 runs along Paradise Lane to the east of these sites. HCC in their role as the Highway Authority for Public Rights of Way have an aspiration to upgrade Footpath 505 to a multi-user route and provide a link along Military Road to Fareham Bridleway 100 in Broadcut. The County Council would like to explore whether this site allocation, together with the proposed housing allocations in Wallington could help deliver this aspiration (Hampshire County Council – Highways).	Noted. This allocation is no longer progressing in the Local Plan.

Representations on Implementation and Monitoring	
Number of representations on Evidence Base: 2	Objection: 0
	Support: 0
	Comment: 2
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
<i>Support</i>	
<i>Comment</i>	
There is no review policy within the plan and this should be a consideration of the Council. It is the intention of the Housing White Paper for plans to be reviewed every five years and Gladman therefore suggest that the plan would benefit from a policy within the Plan that would introduce a commitment to review in line with this. (Gladman Developments Ltd).	There is no requirement to have a policy on this, as Local Plan review is considered within the NPPF.
Public Health welcome the proposal to expand the number of indicators being monitored and would suggest that you incorporate some health and wellbeing indicators in order to monitor progress towards strategic policy 7. The Public Health Outcomes Framework <a href="http://www.phoutcomes.info">www.phoutcomes.info</a> provides a good source of data on a range of validated indicators and we would be happy to work with you on which indicators would be appropriate to include. (Hampshire County Council – Public Health).	Noted.

Representations on Appendix C	
Number of representations on policy:	Objection: 0
	Support: 0
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
<i>Support</i>	
	Support noted.
<i>Comment</i>	
Final paragraph refers to a pedestrian link to Victory Hall but this is not wanted by the halls Management Committee. These references should therefore be removed. (WYG on behalf of Bargate Homes)	Noted. Change to allow flexibility of potential future ownership and management if application does not proceed. The link is a sustainable option that could encourage walking. The design and layout of proposals should allow for access up to the boundary.
The dwelling mix shown in Table A1 should not be seen as a definitive mix and this should be made clear in the text introducing the table. (WYG on behalf of Bargate Homes)	Noted. Both affordable and market housing mix are likely to alter, and more flexibility is needed.
The appendix includes terminology such as 'the development must....' in relation to densities. This wording should be changed to allow for greater flexibility. (WYG on behalf of Bargate Homes)	Agreed. The development <del>must</del> <b>should</b> incorporate street design and spaciousness that allows for views through to the open space and biodiversity corridor and the retained woodland and tree belts
The key to the diagram omits the dashed yellow line so it is not clear what this is illustrating. (WYG on behalf of Bargate Homes)	This is an error omission. The dashed yellow is merely indicative of vehicular access penetration and links to adjacent sites. They are not definitive alignments.
There is no justification for the 'habitat to be protected/incorporated/enhanced' at the east portion of the Bargate Homes Part of the site. (WYG on behalf of Bargate Homes)	The eastern section was identified by the council's ecologist and includes TPO trees. Assessment will be subject to more detailed ecology survey work through the planning application process and achieve net gain

Needs to allow more flexibility for connections over the open space as there is no objection to this approach from statutory consultees (WYG on behalf of Bargate Homes).	Agreed. The key needs adjustment to indicate that the routes shown are not definitive alignments. The principle of connection from the development to the central space is the important attribute.
The extent of public open space and habitat corridor at the centre of the Bargate site is excessive and there is no ecological justification for such a large area. (WYG on behalf of Bargate Homes)	This area was identified by the council's ecologist and includes a badger sett and associated foraging. Assessment will be subject to more detailed ecology survey work through the planning application process and achieve net gain
<b>Representations on Appendix D</b>	
Number of representations on policy: 1	Objection: 0
	Support: 0
	Comment: 1
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
<i>Support</i>	
	Support noted.
<i>Comment</i>	
The dwelling mix shown in Table A1 should not be seen as a definitive mix and will be informed by a wide range of factors including viability and market conditions and this should be made clear in the text introducing the table. (WYG on behalf of Bargate Homes)	Noted. Both affordable and market housing mix are likely to alter, and more flexibility is needed.
Needs clarification that the Development Framework is the Council's preferred approach, but not the only approach. (WYG on behalf of Bargate Homes)	Noted. This is made clear in the opening paragraph already  <b>'Introduction and Purpose'</b> This Appendix sets out the Council's preferred approach to development within the site allocation....'



Representations on Alternative Sites	
Number of representations: 78	
Sites which were not detailed as Proposed Allocations in Draft Local Plan	Fareham Borough Council Response
<i>SHLAA Sites</i>	
<b>Newlands Farm</b> (3008) – Very strong preference for the allocation of Newlands Farm primarily due to the level of infrastructure (school, health, community, care home, green space) that is being proposed for delivery. Furthermore, it will be supported by the new Stubbington bypass highway. In addition, it is located near to a significant area of new employment (Daedalus). Development is not invasive to existing communities and would still retain a large gap. Would provide additional people / footfall for retailers in Stubbington and Fareham. Reasons for rejection insufficient in balance of benefits site would provide.	Noted.
<b>Swanwick Lane, Swanwick</b> (3017) – Preference for site as it would enable a better spread of the new homes across the Borough	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Sopwith Way, Swanwick</b> (3109) – Preference for site as it would enable a better spread of the new homes across the Borough	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Sovereign Crescent, Locks Heath</b> (3036) – Preference for site as it would enable a better spread of the new homes across the Borough. Site is located in a sustainable location, can be delivered in the short-term, provide open space and a mix of housing. The landscape setting does not provide a constraint and the site scores well against SA criteria.	Noted. Site allocated in the plan.
<b>St Margaret's Lane, Titchfield</b> (3060) – Preference for site as it would enable a better spread of the new homes across the Borough	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.

<b>Oakcroft Lane, Stubbington</b> (1341) – Preference for site as it would enable a better spread of the new homes across the Borough, has good access and would keep traffic away from centre of Stubbington.	Noted.
<b>Oakcroft Lane, Stubbington</b> (1341) – Site should be allocated. It is sustainable, well related to the existing settlement, benefits from and ecological assessment. Detailed highway access has now been demonstrated with a 'workable highway solution' [included with representation]. Can be delivered in 5-year period. (Persimmon Homes).	Noted.
<b>Southampton Road, Titchfield</b> (3010) – Some preference for site as provides some small-scale development to support Titchfield, is accessible by foot to the village centre and would not affect character of village.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>St Margaret's Lane East</b> (3058) - Some preference for site as it would enable a better spread of the new homes across the Borough	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>177 – 181 Botley Road, Burridge</b> (3123) – Some preference for the site as its size (small) would help provide a more varied housing-size mix for the Local Plan. The site can be delivered quickly and has good access to services. The site does not impact upon the landscape and as such should not be a reason for ruling the site out.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Land at Brook Avenue, Warsash</b> (3050) – The site could assist in spreading the number of homes planned for HA1 (Land South of Greenaway Lane). Site has also been promoted for approximately 48 dwellings. Reasons for rejection include the access into the site, the location of the site (in the countryside and adjacent to the Holly Hill nature reserve) and the number of homes proposed are contrary to the character of the area.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>South of Holly Hill Lane, Sarisbury</b> (3110) – Some preference for site which is considered suitable, available and achievable and can provide approximately 100 dwellings. The site comprises vacant grazing land,	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.

has a range of possible highways access points and would allow for improvements to the pedestrian, cycle and road network.	
<b>East of Furze Court, Fareham (3052)</b> – Some preference for site. Is available immediately and can be delivered quickly (within 5 years). Technical assessments indicate that there would be no concerns with regards to noise and air quality (including no objections from relevant consultees). Although it would represent some loss of open space, the existing quality is very poor and under-used (as was originally intended as a landscaped area for offices) and there would remain a surplus for the ward.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Land West of Newgate Lane South, Stubbington (3129)</b> – Some preference for site. Represents a sustainable and deliverable location able to deliver 200 – 250 dwellings (with inclusion of parcel of land to north of 3129 as well). Development would have limited landscape impact, whilst mitigation could reduce impact upon strategic gap. Significant open space proposed, including formal child play. Provides a logical extension to HA2 and can be delivered swiftly.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Land West of Downend Road (3009)</b> – Support for the identification of this site which is considered suitable, available and achievable whereby a range of between 550 – 650 dwellings has been identified.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<i>'New' sites not previously promoted in SHLAA</i>	
<b>Land Off Nelson Lane, Portsdown Hill</b> – Promotion of site for approximately 25 dwellings to form an extension to existing cluster of dwellings. Provides opportunity to increase amenity open space and provide biodiversity enhancements.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Land north of A3051 / A27 roundabout, Park Gate</b> – Promotion of site for redevelopment as it currently consists of a scruffy disused former off-licence.	Noted. Site not promoted by landowner at call for sites. No evidence of availability.
<b>Land South of 1 &amp; 5 Woodlands, Pinks Hill, Wallington</b> – Promotion of site for residential development. Site could assist with providing	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.

additional width to Pinks Hill highway and also assist with providing pedestrian access to/from Pinks Hill (HA8) from Wallington. Site has good access to motorway and benefits from existing utilities.	
<b>Land West and North of Titchfield Abbey</b> – good connections with A27 & M27	Noted. Site not promoted by landowner at call for sites. No evidence of availability.
<b>Land between Swanwick Lane and A27 (The Glen)</b> – good access	Noted. Site not promoted by landowner at call for sites. No evidence of availability.
<b>West end of West Street, Fareham</b> – suited to denser mid-rise properties. Would improve character of area.	Noted.
<b>Land at 86 Funtley Road, Funtley</b> – some preference for site. The site is on the edge of the settlement and backs onto land identified to form the landscaped buffer for Welborne. Additional width for an access could be provided by the demolition of No 86. Failure to allow development on this land will result in an area of just less than 1ha left sandwiched between the two settlements, and unrelated to any other agricultural land in the locality.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Land West of Botley Road / North of Beacon Bottom, Park Gate</b> – Site promoted for approximately 60 dwellings and improved open space. Represents a suitable location with good road and rail access and is within walking distance to existing local shops, employment opportunities and community facilities. Would provide additional footfall for local shops. Site is available immediately.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Land at Hound Hill Farm, Titchfield</b> – Site promoted for approximately 300 dwellings and which is available immediately. Site is in highly accessible location and can be accessed from Cartwright Drive. North of site would provide buffer to SINCE. Would adjoin Titchfield Abbey Conservation Area, as such design would be sympathetic to its character. Site is not subject to any ecological designations and appears to have limited ecological value.	Noted. Site assessed in the Strategic Housing Land Availability Assessment 2020.
<b>Military sites</b> – possible availability of sites if made vacant by MoD.	Noted.

<p><b>Empty homes</b> – must be many empty homes in Borough which can be refurbished or rebuilt to help maximise the use of previously developed sites.</p>	<p>Noted.</p>
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## *Petitions*

In addition to the responses received via the online survey, by email and in writing, the Council also received 5 petitions during the consultation period which related to development and proposed housing allocations. Details of the petitions are set out below:

### **October 2017 Portchester**

"We the undersigned are appalled at the ruin of our village being brought about by developers with only their own interests at heart. We call on the Council to oppose future such actions."

There were 471 expressions of support for this petition (paper version).

Online (not hosted by FBC) unable to verify but the Council received a screenshot showing 262 signatures.

### **October 2017 Portchester**

"We the undersigned residents petition the Council to reconsider plans for proposed housing developments on the following greenfield sites in Portchester: Moraunt Drive- 49, Downend Road East – 350, Romsey Avenue – 225 The present plan which is currently out for consultation is unbalanced. The proposed site allocations for new housing within the Draft Plan is not Equally distributed across the Borough of Fareham. It is beyond belief that Fareham Borough Council believes Portchester can grapple with an additional 624 new homes on top of 120 already being built at Cranleigh Road."

There were 240 expressions of support for this petition (paper and online).

### **November 2017 Warsash and Western Wards**

"We the undersigned petition the council to get on and allow the building of some decent homes for local people and those that chose to make this their home. We are not keen on the traffic but we understand homes have to be built somewhere."

There were 26 expressions of support for this petition.

### **November 2017 Wallington**

"We the undersigned petition the council to reconsider the proposed 127 houses on the Wallington Sites – Pinks Hill (HA8), Military Road (Gauntlett's Field – HA16) and North Wallington/Standard Way (HA20) as outlined under FBC's Draft Local Plan"

There were 122 expressions of support for this petition.

### **December 2017 Warsash & Western Wards**

"We the undersigned petition the council to stop the building of 1500 new homes in Warsash, Locks Heath, Park Gate and Titchfield Common. Whilst it is appreciated that the task is not an easy one, there are many sites that we believe the council should be looking at that are more suitable than Warsash and the Western Wards, such as Newlands Farm. We also request that Fareham Borough Council look at SHLAA Ref 3127 and the surrounding area of Fareham North and east of the Town centre. This appears to be a prime location as it already has direct access to the motorway and easy access to the public transport links in Fareham town centre and three senior schools. Fareham centre is also an ideal place for leisure facilities and has space for doctors etc to service the needs of new houses. It would inject a new lease of life into what is already an established town that is essentially being allowed to slide into disrepair."

Paper and online Petition with 2390 expressions for support of this petition.



## **Regulation 18 Issues and Options Consultation**

- 5.4 A total of 487 public survey responses were received in response to the Issues and Options Consultation as well as a further 67 emailed responses and 20 responses from statutory bodies and consultees. Of the 487 public survey responses, there were approximately 1500 individual responses to the questions set.
- 5.5 The following is a summary of the responses received to each question posed together with the Council's summary response:

### **Our approach: Do you agree with this approach? 373 responses**

Agree	64%
Disagree	25%
Neutral	8%
Uncertain/Not clear	3%

Summary of responses:

- Strong support for the Council's approach but would like infrastructure and services to increase in line with development.
- Some concern that the Council should assert more control over developers.
- Support for better road access to new developments.
- Comments that consideration should be given to well-being, leisure and the protection of the natural environment.
- Comments that spaces should be created that still gave communities a quality of life.
- Comments supporting first time buyer opportunities to access the housing ladder.

### **Ensuring good home design – introduced a desire to use nationally described space standards – do you agree this is an issue the Council should be tackling?**

Support	83%
Oppose	5%
Neutral	12%

Summary of responses:

- Strong support that new homes should be built in an eco-friendly manner and that residents should have sufficient access to green/open space.
- Design of new homes is important to local residents and many wanted to ensure they would be in keeping with the existing style of the area.
- Concerns that modern homes are too small, not well sound-proofed and built with insufficient parking and storage space.
- Support that the Council should tackle these issues at the planning stage along with making sure we have enough affordable housing and sufficient infrastructure to support growth.

### **Are there any other elements of design that you think are important? 23 respondents**

Summary of responses:

- Eco-friendly (incl. solar panels)
- Open space

- Parking provision
- Soundproofing
- 'good' design.

***Large or small-scale developments - Do you agree with the Council's large "cluster sites" approach to housing development? 146 responses***

Support	46
Oppose	65
Neutral	35

Summary of responses:

- Support the approach as long as infrastructure and services provision are in line with development.
- Oppose large scale developments and impact on infrastructure.
- Some support for the Council's preference to larger cluster sites as they are likely to make public transport more viable and provide more significant CIL contributions to deliver sustainable transport infrastructure.
- Great concern of respondents that infrastructure must be provided to support new developments.
- Some concern that any large-scale developments should be restricted to areas above the M27.
- Some support of development, particularly small-scale developments, as long as infrastructure concerns were addressed,
- Comments that cycle paths should be provided as part of infrastructure projects.
- Lack of infrastructure to support, loss of strategic gaps and wildlife habitats.

***Do you support the Council in continuing to allocate brownfield sites that are likely to deliver homes in the period we are planning for? 162 responses***

Support	158
Oppose	0
Neutral	4

Summary of responses:

- Strong support with 97.5% supporting development in brownfield sites.
- Brownfield should be prioritised for development over greenfield.
- Reuse retail and empty industrial sites.
- Brownfield should also be used for employment opportunities.
- Council should implement compulsory purchase orders to take control of brownfield.
- Strong opinions that use of brownfield sites should be prioritised over-use of greenfield sites.
- Where wildlife has 'taken-over' they should be protected to support biodiversity and as a green oasis in town.
- Support for higher density/taller developments on brownfield sites or small developments and self-builds.
- Concerns over infrastructure/congestion from developments on brownfield sites.

**Would you support high density development where infrastructure such as a railway station exists? 111 responses**

Support	82
Oppose	8
Neutral	21

Summary of responses:

- Support for up to 3 or 4 storeys but not higher.
- Sufficient parking should be provided.
- Blocks should be sympathetic to character of the surrounding area.
- Opposition to 'high-rise' development.
- Development should consist of lower height blocks of up to three or four storeys.
- Concerned about crime/social issues associated with high-rise developments.
- Sufficient car parking needs to be provided within any developments (including underground car parks)
- general improvements are required to transport infrastructure if more people will be living in town centre (bus routes, cycle routes).
- Apartment blocks need to be sympathetic to appearance and character of town centre and must provide green space and balconies and cycle parking for residents.
- Fareham station needs improving to a transport hub.
- Town centre shopping area/West Street should be considered for low-rise development.

**What kind of landscapes do you value in the Borough? 63 responses**

Green Spaces	37
Coastal Areas	19
Open Space	13
Parks	3
Historic Areas	2
Trees	2
Apartment Blocks	2

Summary of responses:

- Strong support to ensure that green spaces are protected in the Borough in the context of any development.
- Strong concern over the loss of natural habitats and agricultural land to urban sprawl with particular reference to woodlands, green-corridors, fields, coastal areas and riverbanks.
- Concern of the possible loss of small local areas of green space (copses, rural walks, parks and recreation grounds) and the negative impact on wildlife and the mental & physical well-being of local people if these were lost to development.

**Strengthening retail space - What type of development do you think should be encouraged both in the town centre and other centres? 99 responses**

Summary of responses:

- Concern that high streets across the country are struggling to survive.
- Focus should be on independent, boutique type retail and food outlets.

- Council should support shops by reducing business rates and reducing parking costs.
- Town centre transport and health infrastructure is insufficient to cope with any more homes.
- The town centre shopping centre should be re-developed into accommodation and West Street encouraged to become a cultural mixed-use area for shops, restaurants and community use.

The survey posed a series of questions regarding general areas in the Borough and whether they should be protected or if respondents felt the areas could support good growth.

***Land between Fareham & Stubbington – Do you think this area could support good growth? 241 responses:***

Support	66
Oppose	167
Neutral	8

Summary of responses:

- Strong opposition to development, maintain the separation of settlements and prevent the impact of development on the natural environment.
- Concerns that the current infrastructure would be unable to cope with increases in population and the benefits of the Stubbington Bypass would be lost if more homes were built in the area.
- Significant housing development in the current Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington, particularly along Newgate Lane would harm the amenities of local Gosport residents due to the increase of traffic on residential roads.
- Some support of development in the Fareham/Stubbington Strategic Gap as long as additional infrastructure is put in place.

***Land West of Portchester – If transport constraints could be removed, do you think this area could support growth? 92 responses:***

Support	29
Oppose	55
Neutral	8

Summary of responses:

- Strong Concern regarding increased traffic and the impact of any development on the current transport and public service infrastructure.
- Concern regarding the protection of the coastal area, including views of the coast and from the coastal path.
- Romsey Avenue area should not be developed.
- Concern over the impact of any developments in this area and future rising sea levels.
- Support to maintain green spaces and not encroach on countryside
- Development would remove the gap between Portchester and Fareham.
- Concern of increased air pollution.

***Meon Valley – Should the Council continue to protect this area from development? 137 responses:***

Support	129
Oppose	4
Neutral	4

Summary of Comments:

- Support for protecting this area from development due to the area's landscape quality and historical significance.
- This area is prone to flooding and should not be built on.
- Important for protection of wildlife habitat.

***Land South of Locks Heath – Would you support limited small-scale development in this area? 112 responses:***

Support	29
Oppose	72
Neutral	9

Summary of comments:

- Small scale developments are merging into large scale communities.
- There is a lack of GP's and schools to support development.
- Concerns regarding disappearance of green space and wildlife habitat and the lack of infrastructure to support development.
- Only support small-scale development which is supported by appropriate road and infrastructure improvements.

***Land around Swanwick Station – Would you support limited small-scale development or large scale if close to the railway station? 67 responses:***

Support	48
Oppose	14
Neutral	5

Summary of Comments:

- Preference for small scale development. The area benefits from good rail/road links.
- Area is suitable for development if supported by appropriate infrastructure.
- Support for the opportunity to intensify the use of Swanwick rail station with improved access by walking and cycling.
- Large-scale, high-density development should be placed close to Swanwick Station as it would place less additional pressure on the road network and could provide quality walking and cycling facilities and parking facilities (park and ride).
- Traffic issues in the area would be made worse by development.
- Green space and woodland should be protected.

***Land around Burridge – Would you support limited small-scale development in this area? 60 responses:***

Support	34
Oppose	21
Neutral	5

Summary of comments:

- Small scale developments would be better in this area rather than large scale.
- Area is too far from community facilities, would increase car use.
- Green spaces and gaps between communities should be protected.
- Area suitable for small-scale development if supported by infrastructure as close to existing transport links.
- 3000 new homes are already planned at Whiteley.

***Land to the west of the Western Wards – would you support limited small-scale development in this area? 128 responses:***

Support	15
Oppose	93
Neutral	20

**Summary of comments:**

- River Hamble landscape should be protected, value as wildlife habitat and scenic environment. Strain on existing infrastructure.
- Oppose development in the Western Wards due to impact on A27 corridor and the limited scope for highway capacity improvements along the single carriageway sections west of Segensworth.
- Concern regarding strain on existing infrastructure should more houses be permitted.

***Are there any areas that you think would support future growth or that merit protection from any future development? 79 responses:***

Areas to support future growth		Areas that Merit Protection	
Welborne	16	Fields & green spaces	6
Area around Welborne	9	Everywhere	4
Brownfield Sites	7	Area around Welborne	4
Town Centre	5	Coastal Areas	3
North of M27	5	Strategic Gaps	3
Stubbington Bypass	2		
Fareham Station	2		
North of Fareham	2		

- Developers and landowners responding to the consultation did not provide any additional sites for consideration, those sites which were submitted had already been promoted in some form via the call for sites, through planning applications or in response to the earlier consultation.

## **Summary and Council's response**

- 5.6 The responses received to the issues and options consultation have provided clarity on what local residents value and the issues that they are concerned about in relation to the local plan and the future of the Borough:
- Strong views on what types of housing to build; the future of retail and leisure space; roads and transport; infrastructure capacity;
  - Strong support for preserving distinct communities; protecting landscape for health, well-being and wildlife; environmental concerns;



- Range of views about which locations could support new further development;
- Maintain the character of our distinct communities;
- Preserve our valued landscapes, natural environment and wildlife;
- Minimise environmental impact and address climate change;
- The concerns about and the capacity of infrastructure e.g health & schools to meet additional population;
- The ambition to encourage green transport and more active travel modes;
- Meet the Borough housing need and encourage diversity through a mix of sites.

5.7 The information provided in the consultation has been used to inform the progression of the plan.

5.8 In addition to the responses received from local residents and businesses, the following responses were received from statutory consultees and developers:

Reg 18 Issues & Options Consultation 2019 Representations from Statutory Bodies, Developers and Agents relating to the Development Strategy and Housing Need Supply		
Number of representations: 43		
Name of organisation	Summary of representation	Council's Response
Eastleigh Borough Council	<p>Eastleigh BC welcomes the development of a new Local Plan and recognises the importance of working together to maintain and enhance the interconnectivity of the entire Solent region. They particularly welcome the positive approach taken through the Issues and Options consultation to identifying further potential sites for development which is noted to reflect a further increased need for new homes within Fareham.</p> <p>With regards specific issues impacting upon Eastleigh Borough, it is noted that the Issues and Options consultation is seeking views on the scale of new development in the Western Wards. They wish to discuss transport and traffic if the new Local Plan supports major development in this area in addition to that previously identified in the Draft Local Plan 2036 (2017). They would also welcome a continuation of the policies included in the Draft Local Plan 2036 (2017) in relation to the mooring restriction areas, designations and nature conservation designations on the River Hamble.</p>	Noted. Fareham Borough Council will continue to engage with Eastleigh Borough Council through the ongoing duty to cooperate.
Gosport Borough Council	<p>Gosport BC strongly opposes significant housing development in the current Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington.</p> <p>They believe further allocations will lead to the extensive erosion of the Strategic Gap. GBC object fully to the proposed residential allocation at Newgate Lane. The proposal would physically and visually diminish the long-established Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington. The proposal would significantly harm the amenities of local Gosport residents with the introduction of new</p>	Noted. HA2 Newgate Lane is no longer allocated in the Local Plan. The Strategic Growth Area South of Fareham is not progressing in the Local Plan. Fareham Borough Council will continue to engage and work with Gosport Borough Council through the ongoing duty to cooperate

	access points to existing residential areas, which due to the scale of the proposal would lead to a significant increase of traffic on residential roads.	and the preparation of a statement of common ground.
Havant Borough Council	Given the high need for development and the geographical position of our two local authorities adjacent to the city of Portsmouth, it is essential that we authorities positively, cooperate together in order to meet the National Planning Policy Framework's (NPPF) requirement to "support the Government's objective of significantly boosting the supply of homes" and ultimately meet the need for housing in the area.	Noted. Fareham Borough Council will continue to engage with Havant Borough Council through the ongoing duty to cooperate.
Portsmouth City Council	<p>The last Strategic Housing Market Assessment prepared by PUSH noted that both Portsmouth and Fareham (eastern wards) fall within one single Housing Market Area. PCC is working with FBC on strategic planning issues, in both the production of a review of the PUSH Planning Position Statement and in production of a Statement of Common Ground for strategic planning matters. Both pieces of work are ongoing but the Council is keen to reflect the ongoing collaborative work in a formal Statement in due course.</p> <p>PCC has published a Housing and Economic Land Availability Assessment which shows a shortfall of capacity in the city of some 2,800 dwellings over the same plan period. Given the size of the shortfall it is extremely likely that the City will not be able to meet its own Local Housing Needs as assessed using the government's standard methodology. This will be a critical element for both PCC and FBC to consider in the finalisation of a Statement of Common Ground, either as part of a PUSH-wide review or other arrangement.</p> <p><u>Employment</u> There is potential within the wider market area to provide for employment need, and therefore the City Council will be keen to work with Fareham Borough Council to consider this further through PUSH or other discussions.</p> <p><u>Cities First approach</u> – PCC want FBC to ensure that development strategy does not prejudice the delivery of regeneration and investment in the cities.</p>	Noted. Fareham Borough Council will continue to engage and work with Gosport Borough Council through the ongoing duty to cooperate and the preparation of a statement of common ground.

	<p><u>Portsdown Hill</u> - keen to work with Fareham Borough Council as the Fareham Local Plan progresses to ensure that views to and from the hill are adequately considered as both the emerging Fareham and Portsmouth local plans progress.</p>	
Southampton City Council	<p>In terms of the current Local Plan Issues and Options Consultation, SCC's Planning Policy Team believes that the Draft Local Plan document responds appropriately to Fareham Borough's needs and highlights the Council's understanding of up to date, local issues in both Fareham and the wider Solent region. We consider that to 'future proof' the plan, any office proposals which would lead to an over provision set against assessed need or an agreed target for the Borough for a particular phase of the plan should be subject to a sequential assessment of whether there are any sites in Southampton city centre.</p> <p>In terms of 'Large or Small Developments' SCC strongly supports FBC's preference for larger cluster sites rather than a higher level of 'piecemeal' or smaller scale development, on the grounds that:</p> <ul style="list-style-type: none"> <li>• Larger sites can often cater for higher density development (especially those developments close to transport nodes and facilities)</li> <li>• Public transport (buses) are more likely to be viable in conjunction with larger sites</li> <li>• Bigger development sites would tend to be accompanied by larger developer contributions (s106 or CIL) which are more likely to deliver practical items of sustainable transport infrastructure e.g. a coherent and direct cycle corridor with segregated cycle facilities rather than a just small sections of cycle routes.</li> </ul> <p>Regarding the 'Land Around Swanwick Station', SCC would strongly encourage large scale (high density) development close to Swanwick Station, the rationale being:</p> <ul style="list-style-type: none"> <li>• Housing close to the station (ideally with exemplar active travel linkages to the station) would (relatively) place much less additional pressure on the M27 and the rest of the network.</li> </ul>	<p>Noted. Fareham Borough Council will continue to engage with Havant Borough Council through the ongoing duty to cooperate.</p>

	<ul style="list-style-type: none"> <li>• Developer funding from high density development near the station could be used to provide excellent quality walking and cycling infrastructure connecting the new dwellings with the station and local facilities.</li> <li>• Development at the station could be accompanied by additional high quality car parking and the encouragement of Swanwick as a park and ride into Southampton (given the frequent rail services into Southampton from the station) and providing better access to Whiteley by foot and cycle.</li> <li>• Depending on the proximity of development to the station, potentially new developments could be designed as car-free.</li> </ul>	
Foreman Homes	<ul style="list-style-type: none"> <li>• Promotes land at Beacon Bottom West for inclusion in the Local Plan. No alternations to draft deemed necessary.</li> <li>• Promotes land to the west of Botley Road for inclusion in the Local Plan.</li> <li>• Supports allocation for North and South of Greenaway Lane and promotes land north of Greenaway Lane.</li> <li>• Promotes land at 21 Burrige Road Swanwick for inclusion in the Local Plan.</li> <li>• Promotes land at Bursledon Brickworks for inclusion in the Local Plan.</li> <li>• Promotes land at Crofton Equestrian Centre for inclusion in the Local Plan.</li> <li>• Promotes land at Downend Road for inclusion in the Local Plan.</li> <li>• Promotes land on the south east side of Fleet End Road, Warsash for inclusion in the Local Plan.</li> <li>• Promotes land at Hollam Nurseries, Titchfield for inclusion in the Local Plan.</li> <li>• Promotes land east of Glen Road, Sarisbury for inclusion in the Local Plan.</li> <li>• Promotes land east of Cartwright Drive for inclusion in the Local Plan.</li> <li>• Promotes land to the west of Botley Road for inclusion in the Local Plan.</li> <li>• Promotes land at Military Road for employment uses.</li> <li>• Promotes land north of Military Road for custom and self-build housing.</li> <li>• Promotes land at Standard Way for employment uses.</li> <li>• Promotes land at Monument Farm for inclusion in the Local Plan with potential for use classes A1 – C1.</li> <li>• Promotes land at Newgate Lane for inclusion in the Local Plan.</li> </ul>	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.

	<ul style="list-style-type: none"> <li>• Promotes land at North Wallington for inclusion in the Local Plan. Policy HA20 should be revised to allow for a larger number of dwellings on site and not limit the dwellings to 2 storeys.</li> <li>• Promotes land east of Posbrook Lane for inclusion in the Local Plan.</li> <li>• Promotes land at Raley Road for inclusion in the Local Plan</li> <li>• Promotes land to the west of Ranvilles Lane for inclusion in the Local Plan.</li> <li>• Promotes land at Romsey Avenue for inclusion in the Local Plan. The draft allocation included in the draft Local Plan 2017 and proposed extension to the settlement boundary of Portchester are supported.</li> <li>• Promotes land off Rookery Avenue for inclusion in the Local Plan.</li> <li>• Promotes land at Southampton Hill for inclusion in the Local Plan.</li> <li>• Promotes land to the south of Sovereign Crescent for inclusion in the Local Plan.</li> <li>• Promotes land to the west of Sovereign Crescent for inclusion in the Local Plan.</li> <li>• Promotes land at Warsash Maritime Academy for inclusion in the Local Plan and supports allocation in draft Local Plan 2017.</li> </ul>	
Kerman & Co (on behalf of the owners of Hambles Edge and Fenmead)	<p>Considerable concerns about the changes to the local plan proposed in the consultation document. It would be inappropriate for Fareham to proceed to include land to the west of the western wards around Brook Avenue. Such a proposal would not be deliverable for development purposes.</p> <p>Legal opinion provided on the need to have provided a definition of 'limited small scale' in the consultation document, impact on the Hamble River and surroundings, access to Brook Avenue and lack of environmental report.</p>	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Robert Tutton Town Planning Consultants	Objection to Romsey Avenue allocation. The allocation of land to the south of Romsey Avenue would conflict with the sustainable development ambitions of the NPPF, as it would result in the loss of a substantial area of the best and most versatile agricultural land and a 'Primary Support area' for Solent Waders and Brent Geese.	Noted. This site is no longer allocated in the Local Plan
WYG (on behalf of Bargate)	Acknowledges landscape value of Meon Valley but suggests that sustainably located sites within the Meon Valley but close or immediately adjacent to existing settlements	Noted.



Homes)	are suitable for development. There are a number of areas within the Meon Valley where larger scale development could be sustainably supported subject to site specific considerations and appropriate mitigation measures.  Promotes land west of Old Street Stubbington for inclusion in the Local Plan.	
David Lock Associates (on behalf of Buckland Development)	Support the Council's position to not revisit the detailed policies of the Welborne Plan. Also support the Council's position to focus development on a small number of larger clusters, as infrastructure is easier to provide in this context rather than individual piecemeal developments. Note the consideration of the land around Welborne Garden Village for potential development and support the Council's conclusion that this area is of high value landscape with little development potential at this time. Buckland represent the majority landowner of this area and are not currently considering promoting this area for any development during this plan period.	Support noted.
Bryan Jezeph Consultancy	Promotes Land to the North of Funtley, Land off Addison Road and Land between Common Lane and Warsash Road, for inclusion in the Local Plan.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Gladman Developments	<ul style="list-style-type: none"> <li>Local Plan should be prepared in accordance with the NPPF and Planning Practice Guidance.</li> <li>The housing requirement established through the use of the standard methodology should be viewed as a minimum.</li> <li>The widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. This will also help boost delivery rates.</li> <li>The Council will need to be realistic about the delivery timescales and expectations of Welborne and not place an over reliance on its delivery. A sufficient contingency will need to be incorporated into the housing requirement to account for any further delays that may arise around the delivery of this site.</li> <li>There is no hard and fast rule around what level of contingency should be incorporated into the Plan but Gladman advocate a 20% margin where there is considerable reliance on large schemes like there is in Fareham.</li> </ul>	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.

	<ul style="list-style-type: none"> <li>• Gladman would be opposed to the use Local Green Space designations if these were only to be opposed to prevent sustainable development from going ahead.</li> <li>• In allocating land for future housing development the Council should adopt a strategy that seeks to direct growth to higher order centres that benefit from a good range of services and facilities, however this should not be to detriment of bringing forward additional allocations and developments in lower order centres that are and can be made more sustainable though the support that new housing growth could bring for existing or new amenities, and benefit from good accessibility to higher order centres.</li> <li>• New areas of Green Belt should only be established in exceptional circumstances, for example when planning for new settlements or major urban extensions.</li> <li>• Welcomes the recognition that Burrridge has the potential to accommodate housing growth to meet the borough's needs, however we submit that there is the potential to deliver a higher quantum of sustainable growth in this area, in addition to small-scale development opportunities.</li> <li>• Promotes land at Botley Road, Burrridge for inclusion in the Local Plan.</li> <li>• Opposed to the use of settlement boundaries, as these are often used as an arbitrary tool to prevent otherwise sustainable proposals from going ahead. Instead, Gladman believe that criteria-based policies are a more appropriate mechanism for assessing the merits of individual development proposals, based on their specific circumstances and ability to deliver sustainable development.</li> <li>• However, Gladman would support the introduction of a new settlement boundary for the existing built-up area of Burrridge, incorporating any sites that are proposed be allocated through the Local Plan process.</li> </ul>	
Heaton Planning (on behalf of Tarmac Trading)	Promotes land at Fareham Wharf for inclusion in the Local Plan.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.

Gillings Planning (on behalf of The Estate of William Bryant Tracy, Deceased)	Promotes land south of Holly Hill Lane, Sarisbury for inclusion in the Local Plan.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Bryan Jezeph Consultancy (on behalf of Land & Partners)	<p>Supports the retention of housing allocation HA1: North and South of Greenaway Lane. There are small parcels of vacant or underused land within and immediately adjoining the housing allocation that have not yet come forward for development. It is anticipated that some of these windfall sites will come forward in the short term, meaning that there may be greater capacity within the overall housing allocation than first envisaged by the Council.</p> <p>The Council should also revisit Policy H1 of the Draft Local Plan: Strategic Housing Provision in light of its increased housing requirements and trajectory across the Plan period. It is considered that there is greater potential for much more housing to be delivered in the early years of the next Local Plan than is currently predicted. This would deliver much-needed affordable housing and help tackle affordability in the short term, as well providing the overall number of new homes that the Council is required to provide.</p>	Noted.
Bryan Jezeph Consultancy	Proposes extension to the existing Swanwick settlement boundary. It should at least be extended to include the site subject to planning permission P/19/0061/VC, however it is considered that there is further land which could be developed. Some of the landowners have intimated they willingness to develop some of their land. Furthermore, it is anticipated that the access road to be constructed on the custom build site could potentially be extended to serve adjoining land to the east. This would avoid the need for potential additional access points between frontage dwellings on Swanwick Lane and Walpole Lane.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Bryan Jezeph Consultancy (on behalf of the landowners)	Promotes land to the west of Botley Road, Burridge for inclusion in the Local Plan.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.

of land described as land west of Botley Road)		
Terence O Rourke (on behalf of Miller Homes)	<p>Promotes land to the east and west of Downend Road, Portchester, for residential development and supports the inclusion of land east of Downend Road as an allocation in the draft Local Plan 2017 (HA4). Land to the north of HA4 is also promoted and HA4 should be extended as such.</p> <p>Generally, agree with the principles for growth set out in the consultation document, however policies should be flexible.</p> <p>Supports LPA's overall spatial strategy approach. Larger sites have the capacity and likely critical mass to deliver a broad mix of housing types and styles and deliver the associated infrastructure requirements that smaller sites can't. Continuing to focus on strategic-scale locations alongside smaller brownfield opportunities will support delivery of the plan's aims and objectives.</p> <p>Supportive of the LPA's proposal to continue to identify and allocate brownfield sites for housing delivery.</p>	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Varsity Town Planning (on behalf of O&H Properties)	Promotes land south of Hook Park Road for a small self-build community.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Pegasus Group (on behalf of Fareham Land LP and Bargate Homes)	Promotes land between Newgate Lane and Newgate Lane East.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Joe Maphosa, Persimmon Homes South Coast	<p>Supports the allocation of brownfield sites but the council needs to be realistic in terms of potential capacities and deliverability.</p> <p>Supports higher density development in suitable locations. Historically development in the borough has been relatively low density. Given the borough's housing need, it is necessary for the council to revisit its approach to modern day housing development and the densities which can be delivered.</p>	Noted.

	Supports development on land between Fareham and Stubbington. The Stubbington Gap and its function should be reviewed. Persimmon have land interests in this part of the borough and maintain the view that the site is suitable, available and achievable.	
WYG	Promotes land adjacent to Spurlings Industrial Estate (Junction 11) for employment uses.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Turley (on behalf of Reside Developments – Land at Funtley)	Welcomes recognition of increased housing need and acknowledgement that 520 is a minimum. Promotes land to the north of Funtley Road and land to the south of Funtley Road. Supports the allocation of these sites in the draft Local Plan 2017 but concern regarding some of the detailed elements. This representation should be read in conjunction with the representations made in 2017. Sites previously proposed for allocation in the draft Local Plan will need to be carried forward in the next iteration of the Plan in light of the borough's housing need. The Local Plan update does not include Funtley as an area of search, concerned that the latent development potential of Funtley is being overlooked. The NPPF requires that the Local Plans are justified by an appropriate strategy which takes into account reasonable alternatives. Density of Policy HA10 (Funtley South) is considered too low, the site has capacity for a higher number of dwellings. The capacity of the site could be further increased were the developable area extended further south than is proposed in the planning application proposals. It is considered that the Council should test the strategy option (including through the SA process) of increasing the capacity of DLP sites to see if capacities can be increased without unacceptable adverse impacts, in line with the provisions set out in the NPPF to use land efficiently.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Turley (on behalf of Taylor Wimpey)	Land to the west of BurrIDGE/Whiteley, specifically land to the east, west and north of 60 Swanwick Lane, Swanwick is promoted for allocation in the emerging Local Plan.	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Turley (on behalf of	Promotes land to the east of Southampton Road.	Noted. The sites promoted are assessed through the Strategic

Reside Developments – Land East of Southampton Road, Titchfield)	Welcomes recognition of increased housing need and acknowledgement that 520 is a minimum. Sites previously proposed for allocation in the draft Local Plan will need to be carried forward in the next iteration of the Plan in light of the borough's housing need.	Housing and Employment Land Availability Assessment.
Urban Wilderness (on behalf of Hallam Land Management)	<p>Promotes land to the south of Fareham at Newlands for inclusion in the Local Plan. In identifying a housing supply strategy to accommodate the increase in the housing requirement, the diversity of opportunity will be an important measure, and this can be achieved by ensuring a diversity offer on large strategic sites as well as the allocation of small sites.</p> <p>Agree with the principle of good growth. Boundaries of strategic gaps should be reviewed alongside the preparation of development plans.</p> <p><u>Development Options</u></p> <p>Welborne – It would make little sense to extend Welborne in an easterly direction to meet additional housing need as there would be no genuine prospect for additional housing being delivered in this location within the plan period.</p> <p>Land around Locks Heath, Swanwick Station and Burr ridge – The extent to which land around Locks Heath, Swanwick and Burr ridge is capable of accommodating new development is constrained by the extent of nature conservation designations close to the existing urban area. The extent of constraints in these locations, significantly limiting development opportunities to small-scale schemes at most.</p> <p>Land West of Portchester – Having regard to recent planning application refusals, the extent to which further additional housing can be provided in this location will require careful consideration and balanced against the extent to which other locations are better suited in this respect.</p>	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Wickham Society	<ul style="list-style-type: none"> <li>• Don't understand the need for additional housing in the area. Will lead to increased traffic congestion and impact on the local health provision and environment.</li> <li>• Support the use of brownfield sites, particularly close to public transport hubs.</li> <li>• Important for new development to be located where there is opportunity for adequate infrastructure and road improvements.</li> <li>• Concerned that further development could be considered on land around Welborne.</li> </ul>	Comments noted. Concerns around impacts of additional housing are assessed within the Local Plan evidence.



Knowle Village Residents Association	Concerned that council may be proposing to include land around Welborne for development. Consider it would have significant impact on the infrastructure around Knowle Village.	Comments noted. East of Welborne was one area noted in the consultation but site allocations in that area have not been taken forward.
Fareham Liberal Democrats	<p>Any future Local plan needs to be fair and balanced when considering subsequent housing allocations. All communities should share some of the pain with regard to new housing.</p> <p>Is the councils large cluster sites approach to development compatible with the requirement that 10% of development should be on small sites?</p> <p>Brownfield schemes should be carefully examined to avoid increased congestion and pressure on already-over-stretched services</p> <p>Support higher density, taller development where supporting infrastructure exists provided it doesn't put pressure on parking near the station which could discourage commuting by rail.</p> <p>Potential areas for growth:</p> <p>The consultation response contains extensive questions for each of the areas identified in the issues and options consultation, including:</p> <p>Could development on the eastern flank beyond the land allocated east of Newgate Lane in the 2017 draft plan be achieved on eastern flank without destroying the rural feel of the established settlement around the old course of Newgate Lane?</p> <p>What does small-scale mean in this area? Small groups of affordable homes?</p> <p>As with the land south of Locks Heath, would larger development with sustainable services and improved transport links have less impact on the landscape than piecemeal development?</p> <p>Does its proximity to the motorway offer opportunity for growth without undue pressure on feeder highways?</p>	Comments noted. Distribution of housing is based on spatial options tested through the SA. Queries on potential areas for growth noted and addressed through the evidence base.

Hill Head Residents Association	<p>The underlying principles which HHRA particularly wishes to stress are:</p> <ul style="list-style-type: none"> <li>• The maximum use of brownfield sites and, accordingly, minimum incursion onto greenfield sites.</li> <li>• Protection of the coastal area, both for wildlife and because road access is already over-strained and public transport limited. HHRA encourages FBC to recognise the importance of the coast, and particularly the beaches, to the well-being of those in the Borough and the many visitors from further afield.</li> <li>• Maintenance of strategic gaps and, in particular, the Meon Gap and a Stubbington/Fareham gap.</li> <li>• The need for good access to any areas of development, particularly via public transport.</li> <li>• Careful regeneration of retail areas, eg Fareham town centre and Portchester, including an increased proportion of housing.</li> <li>• Provision of open spaces and, where appropriate, inclusion in planning conditions for large developments the requirement for essential facilities such as GP surgeries and schools to be provided by the relevant authorities.</li> <li>• Implementation of the updated guidance on the Natural Environment issued by the Minister for Housing, Communities and Local Government on 21 July 2019, requiring house builders to do “more to protect Britain’s cherished wildlife”.</li> </ul>	Noted. Much of the response supports government policy which is followed through in the Development Strategy.
The Fareham Society	<p>Lack of information in the consultation document (Issues and Options Fareham Today) - does not quantify the number of additional houses or the total area of land required for housing or employment. It is not clear how this consultation builds on the work that was done in 2017. The consultation makes many references to land that has been promoted for development but does not show where these are.</p> <p>Air Quality: Approves of measures to improve air quality in the Borough and considers that this should be one of the factors guiding the location of new development and the facilitating of sustainable means of transport.</p>	Noted. Much of the response supports government policy which is within the proposed development strategy. Issues and options was not specific on additional housing numbers because they were not fixed at that time.

	<p>Housing Numbers/Sites:</p> <ul style="list-style-type: none"> <li>• Reference should be made to new housing providing for net migration into the Borough, particularly from other parts of the Partnership for Urban South Hampshire area, rather than only catering for changing demographics within the existing population.</li> <li>• Supports the identification of brownfield sites provided that they have not become important for biodiversity.</li> <li>• Not many sites in the Borough that are suitable for taller buildings, but Fareham railway station could probably support 4-5 storey development subject to detailed design taking account of the impact on local residents and the provision of adequate infrastructure including car parking.</li> <li>• Valued landscapes: Main river valleys, (Hamble and Wallington as well as the Meon), the coast, Portsdown Hill and the gaps between settlements.</li> </ul> <p>Finding land for new housing:</p> <ul style="list-style-type: none"> <li>• No development in the strategic gap that would adversely affect its function in providing for the separation of settlements.</li> <li>• On character and appearance grounds, no further incursion towards the coast or on land south of the motorway to either side of Downend Road.</li> <li>• Meon Valley should become part of any proposed South Hampshire Green Belt.</li> <li>• Land south of Locks Heath would not be viable without encroaching on woodland, common ground or good quality and productive agricultural land.</li> <li>• Land around Welborne is unsuitable either because of the high value river valley and 'downland' landscape or the unacceptable noise levels near to the motorway.</li> <li>• Small-scale development may be possible around Swanwick Station on a case by case basis.</li> <li>• Some very small-scale and sensitive development may be acceptable close to existing built up areas, whilst protecting the planting belt between Burrridge and Whiteley.</li> <li>• The rural nature of the landscape alongside the Hamble River needs to be protected.</li> </ul>	
Bryan Jezeph Consultancy	<ul style="list-style-type: none"> <li>• Agrees with approach of developing most new homes on larger developments. Notes 10% of sites should be small as per NPPF.</li> </ul>	Noted. The sites promoted are assessed through the Strategic

	<ul style="list-style-type: none"> <li>Supports limited development on land south of Locks Heath, (specifically Lowater Nursery – promoted by them in call for sites).</li> </ul> <p>Supports the retention of HA26 – Beacon Bottom in the draft plan (on behalf of their client Southcott Homes Ltd, the land owner)</p>	Housing and Employment Land Availability Assessment.
Wickham Parish Council	<ul style="list-style-type: none"> <li>Protect land around Welborne from future development – designate as valued landscape/green belt.</li> <li>Valued landscapes: undeveloped coastal areas and southern edge of Portsdown Hill.</li> </ul>	Noted. Landscape evidence available to support the Reg 19.
Varsity Town Planning on behalf of O&H Properties Ltd	Supports development on land south of Hook Park Road for Self Build (promoted by O&H in call for sites).	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Wessex Planning	<ul style="list-style-type: none"> <li>Does not support large cluster site approach as damaging to smaller housebuilder industry. Prefer a balanced approach supporting both.</li> <li>Should include Brownfield sites outside the urban area for development.</li> </ul>	Noted. The sites promoted are assessed through the Strategic Housing and Employment Land Availability Assessment.
Workham European Property Ltd. On behalf of Luken Beck	<ul style="list-style-type: none"> <li>Spread of development locations and sizes required.</li> <li>Supports development around BurrIDGE, in particular Land at EYERSDOWN Farm (promoted by Luken Beck in call for sites).</li> </ul>	Noted. EYERSDOWN Farm considered in the Shela.
MP Caroline Dinenage	<ul style="list-style-type: none"> <li>Important to maintain strategic gap between Fareham &amp; Stubbington – protecting green space and preventing worsening pressure on roads/air quality.</li> <li>Concerned about pressure of development in Newgate Lane/Stubbington Gap on schools, dental practices &amp; GPs.</li> <li>Supports allocation of Brownfield sites for housing</li> <li>Use more environmentally sustainable construction methods, include renewable energy sources.</li> </ul>	Noted. Much of the response supports government policy which is within the proposed development strategy.

	<ul style="list-style-type: none"> <li>• Provide homes which are suitable for multi-generations &amp; for people with disabilities</li> </ul>	
Fareham Constituency Labour Party	<ul style="list-style-type: none"> <li>• Protect green spaces for future generations</li> <li>• Allocate Brownfield sites and prioritise them over greenfield sites</li> <li>• Agree with principal of higher density in town centre, sustainable and a boost to the economy.</li> <li>• Encourage independent retailers to the retail areas and build additional affordable properties in town centre and other centres.</li> </ul>	Noted. Much of the response supports government policy which is within the proposed development strategy.
CBRE on behalf of Swanwick Marinas	Supports the further development of the Swanwick Marina site in addition to the 50 dwelling extant permission – development of a Brownfield site.	Site identified as developable.
Natural England	<p>In response to the Issues and Options question about ‘Meon Valley- Should the Council continue to protect this areas from development?’</p> <p>Natural England would support the continued protection and enhancement of this area for biodiversity, access and opportunities for river restoration. Southern Water’s River Itchen Drought Order Habitats Regulations Compensation Package includes the proposal for river restoration to improve the chalk stream habitat in the River Meon. It is advised that the Local Plan safeguards land in the Meon Valley that could contribute to this project.</p>	Noted. Landscape evidence available to support the Reg 19.
Campaign to Protect Rural England (CPRE) Hampshire	<p>CPRE does not agree with the current MHCLG mechanism for calculating housing numbers. CPRE support the use of 2016-based household projections and not 2014-based. It is envisaged that 2016-based or even 2018-based projections for the Local Plan could result in Fareham’s housing need being less than at present, meaning less greenfield land needing to be allocated. As such, there would be support for a policy that had a ‘reserve’ type approach to greenfield sites if they were required.</p> <p>CPRE advocates a better definition of ‘affordable housing’. CPRE is urging the government to change this definition and set affordable rents at 35% of net income for the lowest income groups unless the 80% of market rate is cheaper.</p>	Noted. To deviate from the standard methodology would require exceptional circumstances. Support for other policy areas noted.

	<p>Anecdotally there may be some underutilised retail parks that could offer redevelopment opportunities.</p> <p>Large sites take longer to be developed whereas small brownfield sites can come forward much quicker, CPRE has research to show this. There is support for any policies that encourage the better use of small brownfield sites and would like to see more ambitious targeting of brownfield sites for development by the Council.</p> <p>Smaller sites can often use existing infrastructure and provide a meaningful financial contribution to improving it. The Local Plan could use a cluster approach to source contributions from a number of small developments to provide sizeable improvements to infrastructure.</p> <p>CPRE would agree to higher densities in town centres. High density streets could include Georgian style terraces which would be in keeping with the historic pattern of parts of Fareham. CPRE recommends the design principles endorsed by CreateStreets and supported by the interim report of the Building Better Building Beautiful Commission.</p> <p>The Stubbington Fareham Strategic Gap should not be lost completely. The new road could make this area more accessible than other locations in the Borough. Any new housing proposed here would have to fit within and around existing communities and ensure there was no infrastructure deficit.</p> <p>CPRE would not support additional development in the coastal area or along the slopes of Portsdown Hill in Portchester. These areas are important landscape features. Portsdown Hill has historic importance as well.</p> <p>CPRE agrees that the Meon Valley should be protected. This area could form part of a South Hampshire Green Belt. CPRE would welcome efforts to work with other Local Authorities in South Hampshire on this proposal through a Statement of Common Ground.</p>	
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	<p>Very small-scale development could be possible at Land South of Locks Heath. This would need to be designed to fit within and around existing communities and add to the infrastructure where required. CPRE agrees that the coastal area is an important rural landscape.</p> <p>CPRE is supportive of development close to mass transit around Swanwick Station. Small-scale would need to be designed to fit within and around existing communities and add to the infrastructure where required. Development would need to have active travel transport links to the train station. The area to the north of the M27 has some important areas of natural habitat which would likely preclude development. Additionally, there may be underutilised areas of retail park in Locks Heath/Park Gate that could be considered for redevelopment.</p> <p>The area around Burridge has some important areas of natural habitat which would likely preclude development. Very small-scale development could be possible but it would need to be designed to fit within and around existing communities and add to the infrastructure where required.</p> <p>CPRE has concerns that Warsash has seen a large amount of housing building already. There is no support for significant additional development in this area. Development that would impact in the value of the landscape along the river Hamble would be strongly objected to.</p> <p>CPRE feels strongly that the countryside separating the existing settlements are important aspects and all possible efforts must be made to avoid coalescence. In addition, the land east of Welborne has high landscape and historic value and should never be built on. Both this area and the Meon Valley could be included within a new South Hampshire Green Belt.</p>	
Hampshire County Council (Minerals and Waste Safeguarding)	The MWPA appreciate there are not specific sites detailed in the Issues & Options document (more possible 'areas' for development) however, it would raise with Fareham Borough Council at this stage that some of these areas do fall within safeguarded mineral areas and / or contain safeguarded waste sites.	Noted. The Strategic Housing and Employment Land Availability Assessment considers this.

Reg 18 Issues & Options Consultation 2019 Representations from Statutory Bodies, Developers and Agents relating to Housing		
Number of representations: 9		
Name of organisation	Summary of representation	Council's Response
David Lock Associates (on behalf of Buckland Development)	Request that the full NPPF definition of affordable homes is taken into account, rather than a narrowed definition as presented in this document. Different tenure types are important to create mixed and diverse communities, and other affordable tenures, such as shared ownership and starter homes also can provide valuable affordable homes which respond to local needs. The focus on Social Rent could result in fewer affordable homes being delivered. In our view it is far better to build Affordable Rent homes and, using the S106 mechanism, peg rent levels to the Local Housing Allowance (LHA). This will ensure that the funding streams for Registered Providers can be used to deliver Affordable Rent homes and, more importantly, the properties will remain affordable because the rent levels will be tied to housing benefit levels.	Noted- Reg 19 Publication Plan recognises the full breadth of affordable homes.
Gladman Developments	Affordable housing provision in the Local Plan should be set at a realistic level and not compromise sustainable development.	Levels in the Reg 19 Publication Plan have been set based on viability evidence.
Tetlow King Planning (on behalf of Rentplus UK)	Providing a supply of affordable housing for local people is central to achieving sustainable development. Affordable rent to buy products offered through the local housing register and managed and maintained by a local housing association can diversify local housing stock and free up existing affordable housing for other households in greater need. The policy requirement to deliver 10% affordable home ownership models as part of all qualifying residential developments is supported. The proposal to start negotiation of tenure mix at 65:35 affordable rent to affordable home ownership products is a pragmatic guideline but should also be used flexibly to take account tenures such as rent to buy which bridges both. Note the concern raised in paragraph 5.19 (Draft Local Plan 2017) that affordable home ownership tenures should be priced appropriately to ensure supply does not undermine the attractiveness	Noted – differing affordable tenure types will be welcome provided they fit with the 'affordable housing' definition provided by the NPPF. Rent to Buy and Rentplus models are normally considered as intermediate or affordable routes to home ownership.

	<p>of shared ownership housing. The delivery of all affordable housing must take into account the need and demand for each product, and individual developments must be viable proposals. Rentplus is a fully privately funded model and does not require any public subsidy to deliver homes, the delivery of rent to buy homes will result in significant additional investment that would not otherwise be available and enable higher levels of affordable housing to be delivered. Just as shared ownership homes can provide a 'stepping-stone' (paragraph 5.22) for families already in affordable rented homes, Rentplus homes provide this, with the additional benefits that paying an affordable rent to save for purchase provides.</p>	
Terence O Rourke (on behalf of Miller Homes)	<p>Specific sites should be identified for self-build as opposed to seeking to incorporate a proportion on all site allocations.</p> <p>Regarding affordable provision, the LPA should engage with Registered Providers to identify the demand and type of housing that is required.</p>	Local Plan includes a specific, allocated site. Such developments can also be achieved through the planning application process.
Foxley Tagg Planning (on behalf of the National Custom and Self-Build Association)	It is important that the Local Plan is proactive and progressive in its approach to custom and self-build. It is not sufficient to include a policy that simply 'encourages' custom and self-build. Instead the plan must demonstrate specifically and in detail how it will ensure that the needs of custom and self-builders is to be met. NaCSBA consider that a specific policy relating to custom and self-build is required and have provided suggestions as to specifics that could be included within such a policy.	Local Plan includes Self and Custom Build Policy with requirement that developments of 40 dwellings or more must provide self and custom build plots.
Fareham Liberal Democrats	<p>Important to provide suitable mix of affordable housing. Council must improve its target for building its own homes to rent. FBC should press central government for increased funding (bigger share of receipts from council house sales).</p> <p>Can the Council ensure targets for affordable homes are met while ensuring sufficient developer contributions to provide infrastructure?</p>	Noted. The Council's adopted Affordable Housing Strategy (2019) includes an increased emphasis on affordable homes delivered directly by the Council. The Local Plan also includes several sites allocated for housing that are within the control of the Council. The funding for the delivery of more Council affordable homes is outside of the remit of the Local Plan.

The Fareham Society	Affordable housing need should be met with genuinely affordable housing provision	Noted. A comparison has been made between AH need and supply within the plan period.
Varsity Town Planning on behalf of O&H Properties Ltd	Supports the Council's approach to Self & Custom Build as can raise design standards.	Support noted.
Wessex Planning	Self-Build policies are lacking, self-builders do not want plots on major allocated sites.	Evidence gathered from Self and Custom Build Register indicates that self-build market is interested in pursuing this type of opportunity (see Self and Custom Build Background Paper).

**Reg 18 Issues & Options Consultation 2019  
Representations from Statutory Bodies, Developers and Agents relating to Infrastructure**

Number of representations: 14		
<b>Name of organisation</b>	<b>Summary of representation</b>	<b>Council's Response</b>
National Grid	No comments to make in response to this consultation. National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect assets.	Noted.
Portsmouth Hospitals NHS Trust	Request that the Council uses this consultation as an opportunity to communicate a positive message to residents (existing and new) that health is a high priority and will be given the same scrutiny as the provision of affordable housing and schools within the planning process.	The Council has been engaging with the Clinical Commissioning Group on behalf of the health estate. The Infrastructure delivery plan sets out the health

<p>University Hospital Southampton NHS Trust</p>	<p>New dwellings will place additional pressure on local NHS health services. Many residents will access treatment at Portsmouth Hospitals NHS Trust or UHS. A strategy to encourage clustering of new dwellings will enable the Trusts to calculate the health needs and therefore the additional services required. Trusts will welcome a policy that seeks contributions from these developers towards the delivery of healthcare services.</p> <p>Developers should consider the allocation of land for primary care use, but also undertake consultation across the NHS during the planning process to understand the impact of any proposed development on acute, ambulance, community, mental health, and GP provision.</p> <p>The Council should clearly articulate within policy, a requirement that developers will make contributions (CIL, s106) for health services, including hospitals. These will mitigate both short term unfunded impacts upon unplanned care (revenue claims) and shortfalls in capital programmes that deliver essential services to the catchment population. These contributions will recognise both the service and built infrastructure requirements of the provision of additional healthcare services. The NHS trusts will work with FBC to create an approach whereby a unified NHS funding request can be submitted for new developments. For larger developments, we welcome the use of the EIA as a tool to examine the impact of the development on health services provision.</p>	<p>requirements needed to support the delivery of the Local Plan. Developer contributions towards the health estate will be sought and is stated in the site development briefs.</p>
<p>Highways England</p>	<p>We would be concerned if any material increase in traffic were to occur on the strategic road network because of planned growth in Fareham without careful consideration of mitigation measures. It is important that the Local Plan provides the planning policy framework to ensure development cannot progress without the appropriate infrastructure in place.</p> <p>When identifying the preferred strategy for spatial options, 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.</p> <p>Welcome further dialogue on potential growth in particular any site in and around M27 J11, this would include land close to J11 being promoted for commercial use, when</p>	<p>The Transport Assessment (TA) that accompanies the Local Plan considers the impact on the highway network of the borough including the Strategic Road Network. The TA looks at the cumulative impact across the borough and proposes mitigation where this is flagged. Highways England have agreed the approach and that there are no points of the SRN that require</p>

	<p>considering proposals for growth, any impacts on the SRN will need to be identified and mitigated as far as reasonably possible.</p> <p>Will support proposals that consider sustainable measures which manage down demand and reduces the need to travel.</p> <p>Infrastructure improvements on the SRN should only be considered as a last resort. Proposed new growth will need to be considered in the context of the cumulative impact from already proposed development on the M27.</p>	<p>mitigation as a result of Local Plan development. Highways England have been consulted on the sites most relevant to them. They will continue to play a role in determining the final scheme outcome for the site.</p>
Southern Water	<p>The adopted Fareham Local Plan will inform Southern Water's investment planning. Adoption provides the planning certainty required to support investment proposals to Ofwat. Ofwat's price determination at the end of this year will fund the investment programme for the period 2020 to 2025. There will be another price review in 2024, covering the period 2025 to 2030, giving repeated opportunities over the timeframe of the Local Plan to plan for infrastructure investment.</p> <p>Southern Water does not have any comments to make at this stage and will make appropriate assessments of the impacts on infrastructure once the location and scale of development has been identified.</p>	<p>Noted. Reference to local utility infrastructure connections is included within the IDP.</p>
Portsmouth Water	<p>Comments provided on the current local plan that will assist the council's consideration of the issues and options.</p> <p><b>Spatial Strategy</b> Safeguarding existing infrastructure, such as mains and aquifers, is important. Developers should check for existing infrastructure and for source protection zones that may limit development options as need to protect the water environment from pollution.</p> <p><b>Design Policies</b> <u>Energy and Water Efficiency</u> Portsmouth Water's Water Resource Management Plan is based on lower per capita consumption than that proposed in the Local Plan. Both water companies supplying</p>	<p>Noted.</p> <p>Policy D5 of the Plan requires development across all areas of water supply to achieve water</p>



	<p>Fareham have an aspiration for customers to reach 100 litres/head/day by 2050. Large new developments constructed with water efficient targets would contribute to those targets – PW also proposing that if a developer can provide evidence of intention to build to a level of 100 litres per head per day, or less, they would provide a 50% allowance on infrastructure charges.</p> <p>Recommend and strongly encourage Fareham to aspire to lower consumption figures, and to recommend this for all new dwellings, rather than just for those with water supply issues.</p> <p><u>Water Resources</u></p> <p>Note that this statement includes that there are “<i>nitrate problems and catchment level nitrate measures are required now...</i>” and “that housing growth will not affect the scale of these measures”. Further clarity on this is needed. Recommend that this statement is amended to include more specifics in reducing impacts to the water environment. However, we do support the statement “<i>Development proposals must not be detrimental to the management and protection of river, coastal and groundwater and will take opportunities to enhance these resources</i>”.</p> <p>We support the inclusion and requirement to protect water resources in this policy, in addition we would recommend that water quality protection and enhancement is included as a separate Policy and we would be happy to help in developing this.</p> <p>Suggested policy:</p> <p>Policy D7: Water Quality</p> <p><i>10.44 The chalk that underlies a large part of the Borough is designated as a Principal Aquifer providing crucial groundwater resources for public water supply. Part of the Borough’s public water supply is sourced from a groundwater abstraction at Maindell.</i></p> <p><i>10.45 The chalk aquifer can easily be polluted from development which can be very difficult to remediate. Pollution can originate from a number of sources including:</i></p> <ul style="list-style-type: none"> <li>• <i>Industry (for example agriculture);</i></li> </ul>	<p>efficiency standards as a minimum of 110 litres per person per day. The supporting text to the policy references Portsmouth and Southern Water’s targeted ambition of 100 litres per person per day and encourages development to attain this target where possible.</p> <p>Noted. The position regarding water quality impacts from development has since been clarified.</p> <p>The requirement to consider groundwater is covered in Policy D5 of the Plan. In addition, the requirement to consider the impact on Groundwater Source Protection Zone is a requirement of the relevant site allocations.</p>
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	<ul style="list-style-type: none"> <li>• <i>The disposal of effluent in soakaways;</i></li> <li>• <i>The disturbance of contaminated sites;</i></li> <li>• <i>Inappropriate storage of oil and chemicals during and post-construction;</i></li> <li>• <i>Development in the vicinity of solution features in the chalk (e.g. swallow holes) increasing groundwater turbidity;</i></li> <li>• <i>Piling and inappropriate foundation design;</i></li> <li>• <i>Inappropriate drainage systems (for example, infiltration drainage into the aquifer or bore hole soakaways).</i></li> </ul> <p><i>10.46 Policy D7 is designed to assist in the protection of groundwater and controlled water. This policy complements the powers and duties of the Environment Agency; the statutory body responsible for the protection of groundwater in England, and the ‘catchment management’ approach being adopted by Portsmouth Water. This approach aims to address pollution at its origin in the catchment, thereby preventing deterioration and improving the quality of water in the chalk aquifer which supports abstraction for public water supply.</i></p> <p><i>10.47 If a development is within Source Protection Zone 1 this policy will apply, and it is likely that specialised geotechnical advice will be required to support any development proposals.</i></p> <p><i>D7: Water Quality</i>  <i>Proposals for non-householder development in a groundwater Source Protection Zone 1 will be permitted where:</i></p> <ol style="list-style-type: none"> <li><i>a. The following key risks are taken into account during the early stage of planning and understood in the context of a Conceptual Site Model and risk assessment:</i> <ol style="list-style-type: none"> <li><i>i. Drainage and Sustainable Urban Drainage Systems (SuDs);</i></li> <li><i>ii. Piling and foundation design;</i></li> <li><i>iii. Contaminated land;</i></li> <li><i>iv. Activities that include large-scale ground disturbance such as excavations;</i></li> </ol> </li> </ol>	
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	<p>v. Storage of chemicals and polluting materials; vi. Waste disposal; vii. Importation and use of soils.</p> <p>b. Where a risk has been identified as part of a., development proposals must:</p> <p>i. Provide appropriate mitigation to minimise the risk to groundwater which may include requirements for groundwater monitoring and;</p> <p>ii. Ensure the ongoing management and maintenance of any mitigation measures.</p> <p>10.48 A Conceptual Site Model (CSM) should identify risks and provide a representation of anticipated site conditions and interactions between different processes. A phased approach to the CSM is considered appropriate. This should start with a desk study and literature review identifying all potential source, pathway and receptor linkages. Depending on the findings of the desk study, an intrusive investigation may be required to further establish the risk of contamination in the hydrological setting. Once risk has been established, options can be assessed to ensure that development removes or adequately minimises the risk to groundwater. Portsmouth Water Groundwater Protection Guidance Notes provide appropriate guidance for applicants when considering development on the Principal Chalk Aquifer and within Source Protection Zones.</p> <p>10.49 Areas of aquifer vulnerability are defined by the Environment Agency Source Protection Zones (SPZs). These zones show the risk of contamination from any activities that might cause pollution in the area. Part of the Borough is situated within a Source Protection Zone 1 (SPZ1) which is defined as the 50-day travel time from any point below the water table to the source.</p> <p>10.50 The Environment Agency and Portsmouth Water will be consulted at the earliest opportunity on any planning application for new development located within SPZ1. In most cases it will be possible to protect groundwater/public water supply through the inclusion of appropriate planning conditions on any consent granted.</p>	
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	<p>Sustainable Urban Drainage systems (SuDS) SuDS provide a mechanism to enhance water quality, safeguard water resources and improve biodiversity if developed properly and managed well in the future. We recommend that a specific statement on SuDS is included.</p> <p>Land Contamination A “brown field” first policy would help to achieve remediation of land and improve water quality. In addition to this, the management of land contamination including appropriate investigations, risk assessment and remediation strategies is required. We recommend that a specific statement is included on land affected by contamination.</p>	<p>A Policy relating to SuDS is included within the Local Plan.</p> <p>Noted.</p>
Fareham Liberal Democrats	<p>Concern that HCC as highway authority dismiss public concerns regarding highway issues.</p> <p>Health forms part of sustainable development – area of concern for residents.</p>	<p>The Local Plan is supported by a Transport Assessment that has been produced in consultation with HCC as Highway Authority.</p>

	No mention of public transport alongside active forms of travel.	<p>Health requirements as requested by the CCG are included within the IDP.</p> <p>The TA sets out the role public transport will play alongside road capacity improvements to improve travel throughout the borough.</p>
British Horse Society	<ul style="list-style-type: none"> <li>Concerns of highway safety to horse riders using the road network. The Hampshire right of way network is fragmented.</li> <li>Requirement for equestrians to be recognised as vulnerable road users alongside pedestrians &amp; cyclists and for them to be included in the emerging Fareham Active Travel Strategy, to be included in any shared-use routes wherever possible.</li> <li>Suggest incorporating principles set out in Hampshire Countryside Access Forum guidance – Equestrians in Hampshire.</li> </ul>	Noted. The Local Plan links to the Local Cycling and Walking Infrastructure Plan produced by the Highway Authority. In addition a number of improvements to the rights of way network are identified in the IDP as required infrastructure improvements.
Southampton City Council	<p>Important to provide Electric Vehicle Charging Points (and ideally other alternative fuel provision as well) into new developments.</p> <p>Whilst the iteration of this plan is high level, SCC would still wish to flag up the pressing need for any new developments on the western side of Fareham (Borough) to be linked into a strategic cycling network for journeys towards Southampton.</p>	<p>Noted. The provision of EV Charging points in new development is included within the Local Plan.</p> <p>Noted.</p>
Portsmouth City Council	<p><u>Transport</u> – wish to see connections with SEHRT and walking/cycling strategies linking Fareham to Portsmouth.</p> <p><u>Education</u> - Timing of housing provision on border with PCC in relation to school places provision.</p>	<p>Safeguarding and contributing to Rapid Transit schemes is contained in the policy of the plan with development sites contributing to SEHRT schemes where relevant.</p> <p>. Final decision on how provision is made in the area will be agreed with the Education Authority as sites come forward.</p>

<p>Hampshire County Council (Highways)</p>	<p>Fareham Town Centres must address identified air quality exceedances for NO2 along sections of the A27 corridor.</p> <p>The Highway Authority does not support additional development in the Strategic Gap between Fareham and Stubbington because there is very limited opportunity for housing growth in Stubbington based on the current local facilities. The Highway Authority would wish to highlight that Stubbington bypass has planning permission and that this infrastructure is primarily to provide highway capacity to support access to the Gosport peninsula and access to jobs and regeneration in Gosport. Must restrict any new direct access onto the bypass particularly in the morning peak.</p> <p>The Highway Authority recognises that there are opportunities for housing development in Portchester which can be served by the local shops and services together with the regeneration of Portchester precinct. The A27 through Portchester is a key strategic corridor (and diversion route for the M27) and the priority will always be to maintain this road hierarchy by not adding unacceptable additional delays to the efficient functioning of this corridor. All housing sites must connect and integrate with SEHRT and address identified highway safety aspect of the A27 corridor.</p> <p>The Highway Authority supports the opportunity to intensify the use of Swanwick railway station with improved access by walking and cycling. Any new small-scale development at the station should address the inadequate bus, walking and cycling connections to the Segensworth business parks.</p> <p>The Highway Authority does not support additional small -scale development in the Western Wards due to the impact of the trips generated on the A27 corridor and the limited scope for highway capacity improvements along the single carriageway sections of the A27 west of Segensworth.</p>	<p>Noted.</p> <p>The Council has worked with and consulted the Highway Authority regarding the production of the Transport Assessment. Localised network considerations will be considered through site specific transport assessments as part of the planning application process.</p> <p>Noted. Walking and cycling links to Swanwick are identified in relevant site allocation policy.</p> <p>The Transport Assessment has considered the cumulative impact of local plan development on the highway network of the borough, including runs of mitigation schemes where junctions have been identified as failing in capacity terms. The Council is satisfied that this demonstrates the ability of the transport network to accommodate local plan growth, with site specific impacts to be identified and mitigated</p>
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		through individual transport assessments through the planning application process.
Hampshire County Council (Adult Extra Care/Specialist Housing)	<p>Across the County, currently 1 in 10 of people are over 75 years in age. In the next seven years the number of residents aged 75 years and over will increase by 30%. An estimated 14% increase in the 85-89 year old age range is expected in the next five years and an even higher 26% increase in those aged 90 and above, Inevitably longer lives mean more people succumb to illness and lose the ability to care for themselves.</p> <p>There are an increasing number of younger adults with highly complex needs surviving into older age. The number of people aged 18 years and over predicted to have a learning disability is projected to increase by 11% over the next five years. The future requirement for supported living accommodation, including Extra Care, is set to increase by over 60% in the next 5 years.</p> <p>The County Council's Adult Health and Care Strategy aims to double to quantity of Extra Care housing provided for older persons in response to the demands created by an ageing population. HCC implementing the strategy by development of its own land and securing provision through S106 agreements.</p> <p>County Council wishes to see Affordable Extra Care Housing provided on large developments across the County.</p> <p>Pg6. The County Council consider that It is important to meet the needs of vulnerable members of the community including older people and those with support needs. Affordable housing solutions should be designed to help meet those needs, including the provision of Extra Care Housing.</p> <p>Pg7. Providing accessible homes across tenures is important in meeting the existing and changing needs of communities and ensuring everyone has a home that meets their requirements. All new homes should be built the higher levels of accessibility as set out in the Building Regulations unless this is not practical or viable.</p>	<p>Noted.</p> <p>Noted.</p>

Hampshire County Council (Public Health)	Following meetings with Fareham Borough Council, Hampshire County Council as the competent Authority responsible for Public Health have collated a background report on key public Health issues that the Borough Council should consider as part of the local plan making process.	Noted. This work has been used to inform the Health Background Paper which accompanies the Local Plan.
Hampshire County Council (Children's Services – School Plan)	<p>Continued liaison with the Borough on this matter will be key</p> <p>The requirement for any additional pupil places, and associated infrastructure, will be identified as soon as possible so details can be provided to Fareham Borough Council and the developer to assist with financial planning of schemes.</p> <p>A strategic review of Hampshire's SEND provision is currently being undertaken and is due to be published in 2019. The impact from new housing will need to be assessed against the requirement for additional places for pupils with SEND, and associated mitigation sought.</p> <p>A detailed database of all the housing developments planned within schools' catchment areas is used to generate projections of new housing and pupil yield. Across the County as a whole the pupil yield for primary schools averages out at 30 primary age pupils per 100 dwellings, for secondary the figure is 21 pupils per 100 dwellings.</p>	<p>Noted. Fareham Borough Council will continue to engage with Hampshire County Council Children's Services through the ongoing duty to cooperate.</p> <p>Requirement for contributions to education are set out in the Plan and the IDP.</p>
Hampshire County Council (Library Service)	<p>Considering also Local Plan Part 3: The Draft Welborne Plan April 2013 and the associated response from Hampshire Libraries, it is no longer deemed suitable to instigate a community led Library within the proposed community buildings in Welborne. The existing Library Infrastructure in Fareham Borough is able to meet the extra demand which will put upon them by the 6000 houses that will make up the Welborne development.</p> <p>Instead, priority should be given to implementing an Open Plus system at the library in Fareham and at Lockswood, Portchester and Stubbington Libraries. The Open Plus system will allow these libraries to be accessible outside of core hours at a lower cost, providing a better access to a range of services for the community.</p>	Noted. Identified in IDP.

	<p>Alongside <i>Library Service Transformation Strategy 2016 to 2020</i>, HCC as a Library Service supports the intentions of the Borough Council's policy position CF1: Community and Leisure Facilities within the Urban Area. However, the current position re: Policy CF3: Loss of a Community Facility is considered unsound as it is not effective in recognising the role of public services and how they function. The requirement for a 12-month marketing assessment to prove that a facility is surplus to requirements can be inappropriate and impose unnecessary delay in securing much-needed funding for public services. It is noted that Development Management Policy SD43: New and existing community facilities (2) in the Pre-Submission South Downs Local Plan recognises the difference between commercial and public facilities and requires a marketing exercise only for the former. It is suggested that any emerging Community Services and Facility Policy in the next Fareham Borough Council (FBC) Local Plan should adopt a similar approach.</p> <p>Hampshire Library Service will seek Section 106 contributions to meet this shortfall in stock levels.</p> <p>Population of Fareham Borough 2017 - 116,219  Current Stock in Libraries within Borough Boundaries - 106,000 items  Current stock shortfall 10,000 items  Required investment to make up stock shortfall (based on average price of stock item of £10 from Askews Library Service September 2017) £100,000  Expected new homes per year until 2034 420  Expected population increase per year until 2034 (based on national average of 2.4 occupants per household) 1,008  Recommended stock increase for expected population per year (population x 1.532) 1,362 items  Required annual investment to make up stock shortfall (based on average price of stock item from Askews Library Service September 2017) £13,620</p>	
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**Reg 18 Issues & Options Consultation 2019**  
**Representations from Statutory Bodies, Developers and Agents relating to Retail and Town Centres**

Number of representations: 3		
Name of organisation	Summary of representation	Council's Response
Savills on behalf of Roubaix Group	<p>Supports the following policies in the Draft Plan:</p> <p>Policies SP4 and R1 set a positive policy framework for ensuring the vitality and viability of town centres in accordance with the ‘Town Centre First Approach’.</p> <p>Policies SP4, H1 and the parts of R2 that seek to deliver residential development within Fareham town centre. These are consistent with the requirements of Paragraph 85 (f) of the NPPF.</p> <p>Suggests the following changes:</p> <p>The Council could be more ambitious in its provision for residential dwellings in the town centre to increase the number of residents that could be accommodated in the town centre to its wider benefit. The Council should set minimum residential density standards for the town centre that should seek a significant uplift in the average density of residential development, the Emerging Local Plan should include these minimum residential densities.</p> <p>Policy R2 did not meet the required policy objectives of the Draft Local Plan, nor the NPPF, to ensure the vitality and viability of town centres. Policy R2 is not a ‘positive strategy’, and nor will it allow the town centre to rapidly respond to the delivery of appropriate main town centre uses that ensure the vitality and viability of the town centre. The Local Planning Authority should take positive intervention measures to ensure the vitality and viability of the town centre. Policy R2 be redrafted to allow all</p>	<p>Support noted.</p>          <p>Noted. The amended Retail and Town Centres Chapter seeks to protect the vitality and viability of centres, allowing for appropriate town centre uses in the centres.</p>

	Class A1 – A5, Class D2 and other appropriate town centre uses within the town centre as a whole to ensure its vitality and viability. The Local Planning Authority could still impose policy obligations, for example to require an active frontage as is already specified in Policy R2.	
Fareham Liberal Democrats	<p>Consideration needs to be given to whether retail space needs to contract, thus allowing potential areas to be used for housing.</p> <p>Retailers could be encouraged to offer part of their premises as banking hubs in local centres.</p> <p>Empty shops could be used for popup leisure facilities.</p> <p>Can a way be found to reconcile new homes in shopping centres with pressure on already-crowded parking?</p>	Noted. The retail chapter seeks to protect the vitality and viability of centres, allowing for appropriate town centre uses in the centres.
The Fareham Society	Do not want to see excessive housing crowded into the Town Centre at the expense of other, traditional town centre uses. The Society would like to see more employment as well as some additional housing in centres whilst their retail function is retained as far as possible. Policies on the town and other centres should be sufficiently flexible to accommodate future changes in retail trends.	Noted. The retail chapter seeks to protect the vitality and viability of centres, allowing for appropriate town centre uses in the centres.
<b>Reg 18 Issues &amp; Options Consultation 2019</b> <b>Representations from Statutory Bodies, Developers and Agents relating to Natural Environment</b>		
Number of representations: 8		
<b>Name of organisation</b>	<b>Summary of representation</b>	<b>Council's Response</b>
Natural England (NE)	<p>Strategic Approach</p> <p>The Plan should take a strategic approach to the protection and enhancement of the natural environment including providing a net gain for biodiversity, enhancing and improving ecological connectivity. Linkages should also be made with the various environmental and ecological components such as Brent Geese and Wader, SRMP,</p>	Noted.

	<p>Green Infrastructure Strategies, Local Nature Partnerships and Nutrient Offsetting projects.</p> <p><b>Designated Sites</b> The Local Plan should set criteria-based policies to ensure the protection and enhancement of designated biodiversity and geological sites. It should also be HRA screened at an early stage to ensure no adverse effect on designated sites. The outcomes of the HRA assessment should inform the decision making around strategic options and development sites.</p> <p>The Local Plan should include an assessment of existing and potential components of the Local Ecological Network. This assessment should be used to inform the Sustainability Appraisal of the Local Plan. Where development is proposed, opportunities should be explored to contribute to the enhancement of the ecological network.</p> <p>Where the plan area contains irreplaceable habitats such as ancient woodland, ancient and veteran trees, there should be appropriate policies in place to ensure their protection.</p> <p><b>Solent Wader and Brent Geese</b> A large proportion of proposed development is on areas identified in the Solent Wader and Brent Goose Strategy (SWBGS). Development should follow the mitigation hierarchy and it is recommended that the council take the impacts on SWBG sites into consideration when considering allocating sites for development, avoiding SWBG sites wherever possible. Where avoidance is not possible, development impacting on SWBG sites will be expected to provide mitigation.</p> <p>It is strongly recommended that the Local Plan includes policies and offsetting land for housing allocations and other development to address the impacts on SWBG sites. This should be done in accordance with the SWBG off-setting and mitigation guidance. Certainty with regards to appropriateness and deliverability of offsetting land needs to be ensured.</p>	<p>Noted. The Council has produced a HRA to accompany the Publication Plan.</p> <p>Noted.</p> <p>The Publication Plan contains a policy relating to ancient woodland, ancient and veteran trees.</p> <p>The Publication Plan contains a policy reflecting the updated SW&amp;BG network and offsetting/mitigation guidance that has been produced.</p> <p>The Council continues to work on developing a local strategy to</p>
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	<p><b>SRMP</b> It is recommended that the Local Plan includes a policy covering the recreational disturbance impacts from new residential development and references the mitigation guidance set out by the Solent Recreation Mitigation Partnership which provides a strategic solution to the impact.</p> <p><b>Nutrient Neutrality</b> New development in Fareham has the potential to detrimentally affect designated sites through increases in nutrients into the water environment from wastewater. It is strongly recommended that the Local Plan includes a nutrient management plan or similar strategy to offset the increased nutrients from the local plan development and achieve nutrient neutrality. It is recommended that the Local Plan includes a policy to support this strategy/approach.</p> <p><b>Air Quality</b> The Council is encouraged to work collaboratively with its PUSH partners to develop a strategic approach towards air quality.</p> <p><b>Biodiversity Mitigation and Enhancement</b> It is strongly recommended that all development plans achieve biodiversity net gain. It is suggested that the Local Plan includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that is approved by the Council's Ecologist. BMEPs should especially apply to residential and employment development. Retail and town centre uses should also be encouraged to provide environmental enhancements.</p> <p>Consideration of enhancements onsite or offsite should be made. Biodiversity compensation measures should be employed where residual biodiversity losses cannot be fully mitigated. The Approach taken by Warwickshire, Coventry and Solihull authorities should be considered.</p>	<p>mitigate any impacts on the SW&amp;BG network.</p> <p>The Publication Plan has a policy covering the recreational disturbance impacts from new residential development and references the mitigation guidance set out by the Solent Recreation Mitigation Partnership.</p> <p>The Publication Plan has a policy covering direct and indirect effects on designated sites which includes the effects of development of deteriorating water quality. The Local Plan also has an accompanying HRA which sets out the scale and impact of the Local Plan a necessary mitigation to prevent likely significant effects.</p> <p>The Council will continue to work with PfSH partners and other organisations to reduce and mitigate poor air quality in the region.</p> <p>The Publication Plan has a policy covering Biodiversity Net Gain</p>
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	<p>It is recommended that the Council considerers developing a suite of projects that development in the Borough can contribute to. Partners that manage land for biodiversity such as Local Nature Reserves etc. could submit projects to the Council and these projects could be funded by development that requires offsite/residual compensation to achieve net gain. An approved and secured BMEP helps the Council meet its duties under Section 40 of the NERC Act. 2006.</p> <p><b>Green Infrastructure (GI)</b> The provision of a standalone policy on GI or integrated within other policies in the Local Plan, is encouraged.</p> <p><b>Landscape</b> It is expected that the Local Plan contains strategic policies that protect and enhance valued landscapes is included alongside criteria-based policies to guide development.</p> <p><b>Access and Rights of Way</b> The Local Plan should include policies that ensure the protection and enhancement of Public Rights of Way (PRoW) and National Trails. Recognition should be given to the value of PRoW and access to the natural environment in relation to health and wellbeing. The Plan should link PRoW where possible and provide for new access opportunities. The Plan should also avoid building on designated open space.</p> <p><b>Sites of Least Environmental Value and Soils</b> The Plan should allocate land with the least environmental or amenity value. Sufficient evidence should be provided in the SEA/SA and HRA process for the Local Plan to justify the selection of sites for development. Appropriate weight should also be given to soils including the impact on soil, their intrinsic character and the sustainability of the ecosystem services they deliver. The Local Plan should safeguard the long-term capability of the best and most versatile agricultural land (1, 2 and 3a in the agricultural land classification).</p>	<p>requiring gains to be achieved onsite in the first instance and then offsite where it is not achievable. The Local Plan also states that it expects planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) to demonstrate that they have achieved biodiversity net gain.</p> <p>Noted.</p> <p>The Publication Plan contains a policy on Green Infrastructure and references GI throughout the plan where appropriate.</p> <p>Noted.</p> <p>Noted.</p>
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		Noted. The SEA/SA accompanying the Publication Plan takes into account these components when assessing the Plan.
Environment Agency (EA)	<p>The following comments were made on the draft Local Plan 2017 and still apply.</p> <p>Biodiversity and Green Infrastructure</p> <p>The local plan should include policies that enhance and protect biodiversity and contribute to helping wildlife adapt to climate change and reducing its adverse impacts. Future development that improves biodiversity through valuing nature and protecting and enhancing healthy, well-functioning ecosystems and ecological networks should be encouraged.</p>	<p>The Council has included a policy within the Publication Plan which addresses the recommendation for a holistic approach to the water environment. It includes requirements relating to water resources and water quality.</p> <p>The Publication Plan has a policy requiring development to provide Biodiversity Net Gain.</p>
Hampshire County Council Minerals and Waste.	<p>Pleased to see that the Hampshire Minerals and Waste Plan (2013) is mentioned in the draft Local Plan and appendices. However, this is only brief, and there needs to be more emphasis on how Minerals and Waste Plan will apply to the Local Plan.</p> <p>The following sites are likely to underlain by sand and gravel:</p> <ul style="list-style-type: none"> <li>• HA1 North and South of Greenaway Lane</li> <li>• HA2 Newgate Lane South</li> <li>• HA3 Southampton Road, Titchfield Common</li> </ul>	Noted.

	<ul style="list-style-type: none"> <li>• HA9 Heath Road</li> </ul> <p>Sites that are likely to be underlain by brick clay:</p> <ul style="list-style-type: none"> <li>• HA8 Pinks Hill</li> <li>• HA10 Funtley Road South</li> </ul> <p>Site HA4 Downend Road East is within the MWCA Safeguarded Site Downend Quarry which operates as part of a waste transfer station, this will need to be considered prior to development.</p> <p>Any development may impact in mineral resources so it is important that viable mineral resources are 'safeguarded' from needless sterilisation by other development to help to secure a long-term future supply of minerals.</p> <p>The NPPF requires planning authorities to define Minerals Safeguarding Areas and adopt policies. This is so that known locations of mineral resources of local and national importance are not needlessly sterilised by non-mineral development and if it is necessary for non-mineral development to take place, the prior extraction of minerals, where practicable and environmentally feasible, is encouraged.</p>	<p>Noted.</p> <p>Noted.</p>
Marine Management Organisation (MMO).	<p>There should be a clear inclusion of Marine Planning in line with the NPPF and Marine and Coastal Access Act. within the next iteration of the Local Plan.</p> <p>Reference to the legal Duty to Co-operate with the Marine Management Organisation as well as reference to Marine Planning, the Marine Policy Statement and the South Marine Plan should be included.</p> <p>There are some policies within the Fareham Borough Council draft Local Plan that have marine relevance and so it is recommended that the South Marine Plan and its specific policies are referred to in these sections.</p>	Marine Planning references, in particular, the South Marine Plan have been referred to in the Publication plan.
Turley (on behalf of Reside	Concern regarding Natural England methodology on assessing the impact of nitrates from development and who is responsible for resolving the issue.	Noted.

Developments – Land at Funtley)	Funtley South can demonstrate nitrogen neutrality and may have spare nitrogen 'capacity'.	
Fareham Liberal Democrats	<p>The local plan should set an objective that all communities have a right to a quality allocation of green space, protecting the well-being of residents. The Council should honour the pledge made earlier this year to protect designated open spaces, including those not in its ownership.</p> <p>Development should be achieved without damage to Ramsar, Special Protection Areas and Special Areas of Conservation.</p>	<p>Noted.</p> <p>Noted.</p>
Campaign to Protect Rural England (CPRE) Hampshire	<p>CPRE supports the designation of Local Green Spaces, but these should not be seen as a substitute for landscape scale countryside or gaps between settlements.</p> <p>CPRE endorses the Ecological Network Map prepared by the Hampshire Biodiversity Information Centre and advocates its inclusion and use in the Local Plan.</p> <p>Fareham's countryside can perform additional important ecosystem services/natural capital functions. Such assets include soil, food production, clean water, carbon storage and flood prevention. The Local Plan should reference these and recognise their importance.</p> <p>Increasing access to countryside is important for promoting health and well-being. The Local Plan could put public health as a core objective, facilitated by green spaces within and around its towns and villages.</p>	<p>Noted.</p> <p>Noted. The LEN is referenced in the Publication plan where appropriate.</p> <p>Noted.</p> <p>Noted.</p>
Hampshire County Council (PRoW)	<p><u>Land west of Portchester</u></p> <p>It is suggested that consideration for Rights of Way and green infrastructure, which provides links to natural green space, should be given to future site assessments, design and masterplanning work for potential site allocations. Financial contributions should be secured to enhance the Rights of Way network and help mitigate for increased recreational pressure. Impacts on the Coastal Path, Portsdown Hill, the Solent European Sites / Portsmouth Harbour and Brent Geese sites should be avoided in accordance with NPPF and local policy.</p>	Noted.



	<p><u>Land around Swanwick station</u></p> <p>The condition of Rights of Way network on the south side of the A27 would require significant surface improvements to routes Fareham 17, 18 or 125 and Glen Road to the North in order to accommodate increased pedestrian and cycle use that would result from even the small-scale development being considered.</p> <p>The County Council considers the allocation of larger scale development would negatively affect these Rights would be contrary to guidance provided by NPPF paragraph 98 which states public rights of way and access should be protected and enhanced with opportunities sought to provide better facilities for users, including by adding links to existing networks.</p> <p>In addition to improvements to Fareham 17,18 and 125 if a limited number of sites for small-scale development were allocated in Land around Swanwick Station consideration should be given to formalize a route between Beacon Bottom and Botley Road and should be included in the allocation and the requirement for funding for its implementation.</p> <p>It is requested that any development proposals or future site allocations take account of impacts to existing facilities and potential for infrastructure provision at Manor Farm and River Hamble.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<b>Reg 18 Issues &amp; Options Consultation 2019</b> <b>Representations from Statutory Bodies, Developers and Agents relating to Climate Change</b>		
Number of representations: 3		
<b>Name of organisation</b>	<b>Summary of representation</b>	<b>Council's Response</b>
Natural England	<p>Coastal Issues and Climate Change Adaptation</p> <p>The Local Plan should take into account the North Solent Shoreline Management Plan when shaping policy in coastal areas. Due to sea level rise and coastal change, there is a need for the Plan to provide for coastal adaptation and respond to changes</p>	Noted.



	<p>over time, adopting an integrated approach across administrative land/sea boundaries.</p> <p>Local Plans should help facilitate the relocation of valued environmental assets away from areas of risk.</p> <p>The Local Plan should also consider climate change adaptation measures and recognise the role of the natural environment in delivering these measures (such as GI and resilient Ecological Networks). Factors that may exacerbate climate change should be avoided.</p>	<p>Noted.</p> <p>Noted.</p>
Environment Agency	<p>The following comments were made on the draft Local Plan 2017 and still apply.</p> <p><b>Flood Risk</b> Policies and allocations should ensure no inappropriate development in areas at high flood risk. A sequential test approach should be taken to the allocation of sites. The Local plan should ensure that development in areas at risk of flooding will be safe without increasing flood risk elsewhere. Where possible the Local Plan should help contribute to reducing flood risk for existing communities. The Plan should take into account the impacts of climate change including adopting positive strategies to mitigate and adapt to climate change. New development should be planned to avoid increased vulnerability to climate change.</p> <p>Projected water availability for proposed growth should take account of climate change.</p>	<p>A sequential approach to allocating development has been applied to the Local Plan as evidenced by the Local Sites Strategic Flood Risk assessment accompanying the plan.</p> <p>The Local Plan contains a holistic water policy, covering Water resources as well as water quality.</p>
Campaign to Protect Rural England (CPRE) Hampshire	<p>Future planning should focus on making places where people can live, work and be entertained without the need to travel particularly in light of climate change obligations.</p>	<p>Noted.</p>

Reg 18 Issues & Options Consultation 2019 Representations from Statutory Bodies, Developers and Agents relating to Design		
Number of representations: 7		
Name of organisation	Summary of representation	Council's Response
David Lock Associates (on behalf of Buckland Development)	support the increased focus on ensuring good design and the use of national space standards	Noted
Gladman Developments	Design policies should not aim to be overly prescriptive and require some flexibility in order for schemes to respond to site specifics and the character of the local area. If the Council wishes to adopt internal space standards it should be justified and evidenced by meeting the criteria set out in the PPG including need, viability and impact on affordability.	Noted. Flexibility in the policies ensures proposals are contextual. Evidence has been identified justifying policy.
Terence O Rourke (on behalf of Miller Homes)	Supports provision of well-designed and high-quality housing. However, the LPA should be mindful of the imposition of too onerous and rigid requirements that could impact on viability and deliverability.	Noted. Viability is acknowledged part of consideration of planning applications. Viability assessment has been undertaken for the plan, which did not raise concern.
Fareham Liberal Democrats	In addition to good design for new housing, the council must ensure conversions of commercial properties are not used to evade planning criteria, leading to supply of sub-standard housing.	Noted. However, many conversions are permitted development now.
Natural England (NE)	It is recommended that good design includes future-proofing building stock with regards to climate change (rising temperatures, extreme weather events and rising sea levels). The Council should consider the aims of the 25 Year Environment Plan and the Clean Growth Strategy which includes reducing the impact and improving the resilience of the built environment.	Noted. Link with climate change is recognised in the policy and specific climate change policies included in the plan. Updated design policy includes reference to Building for Healthy Life 12.

Environment Agency (EA)	<p>The following comments were made on the draft Local Plan 2017 and still apply:</p> <p><b>Water Quality</b> When not planned properly, development can increase pressure on the water environment. Well planned development however, can provide opportunities to protect and enhance water quality, amenity and biodiversity within the catchment. Waste water treatment and the quality of the water environment should be addressed in the Local Plan to ensure there is infrastructure to support sustainable growth and ensure there is no deterioration of water quality. The local plan should help to ensure that the quality of surface, ground and coastal waters continues to improve for the benefit of people, the economy and for wildlife. A catchment scale approach to the water environment in the development of policies should be undertaken within the Plan. The delivery of the River Basin Management Plan objectives, flood risk management, including SuDS should be also be promoted.</p> <p><b>Water resources</b> The plan should recognise and protect water as a precious resource. The capacity and quality of water supply systems and any impact development may have on the environment, also including in relation to wastewater disposal, should be considered. Water usage and water disposal (and therefore water treatment and discharges) are intrinsically linked. Water efficiency measures should be a requirement within the plan to reduce water usage. Projected water availability for proposed growth should take account of climate change.</p> <p><b>Groundwater Protection</b> Policies should ensure that groundwater is protected and improved for the benefit of people, wildlife and the economy. Local plan policies should help to ensure that developing land affected by contamination won't create unacceptable pollution risks or allow existing ones to continue.</p>	Policies in the reg 19 plan address these issues.
Campaign to Protect Rural England (CPRE) Hampshire	CPRE is supportive of good design principles alongside high-density development to minimise land take. Make location choice and public transport options at the heart of planning in the public realm. Use locally sourced and vernacular materials	Noted. Site selection and permissive policies focus on ensuring that development is in the most sustainable locations.

	to aid sustainability and integrate development better into existing built environment. Design codes or site development briefs might be required for self-build houses to ensure that they would meet the overall street pattern, layout and style in certain locations.	Detailed design identifies the need to focus on pedestrian priority and links to public transport and footpath connections. Options for self build design codes and use of vernacular and locally sourced materials will be considered on a site by site basis.
<b>Reg 18 Issues &amp; Options Consultation 2019</b> <b>Representations from Statutory Bodies, Developers and Agents relating to Historic Environment</b>		
Number of representations: 2		
<b>Name of organisation</b>	<b>Summary of representation</b>	<b>Council's Response</b>
Campaign to Protect Rural England (CPRE) Hampshire	CPRE supports more intensive development of existing urban areas as long as it does not compromise historic assets, Conservation Areas and Listed Buildings.	Noted.
Historic England	<ul style="list-style-type: none"> <li>• Selection of sites for development must be based on full and proper consideration of the potential impacts of development on the historic environment.</li> <li>• The plan should set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment.</li> <li>• The local plan needs to assess whether or not it should identify any areas where certain types of development might need to be limited or would be inappropriate due to the impact that they might have upon the historic environment.</li> <li>• Strongly advise that the Council's own conservation staff are closely involved throughout the preparation of the Local Plan.</li> </ul>	Noted. Local Plan includes a positive strategy to the conservation, enjoyment and enhancement of the historic environment.

## ***Regulation 18 Draft Local Plan 2036 Supplement***

- 5.9 The survey structure was based on the consultation document 'the Supplement'. Some questions were compulsory and others optional, allowing respondents to skip to sections they were most interested in.
- 5.10 There were 48 questions in total, 3 being the minimum compulsory requirement. 803 responses were received from local residents and interested parties. The methods of receipt were either directly online or via paper surveys and email responses. There were an additional 7 responses that did not fit into the format. In addition, 97 responses were received from organisations and statutory consultees which were received via email directly to the Planning Strategy team.
- 5.11 The following is a summary of responses received from local residents and interested parties together with the Council's responses:

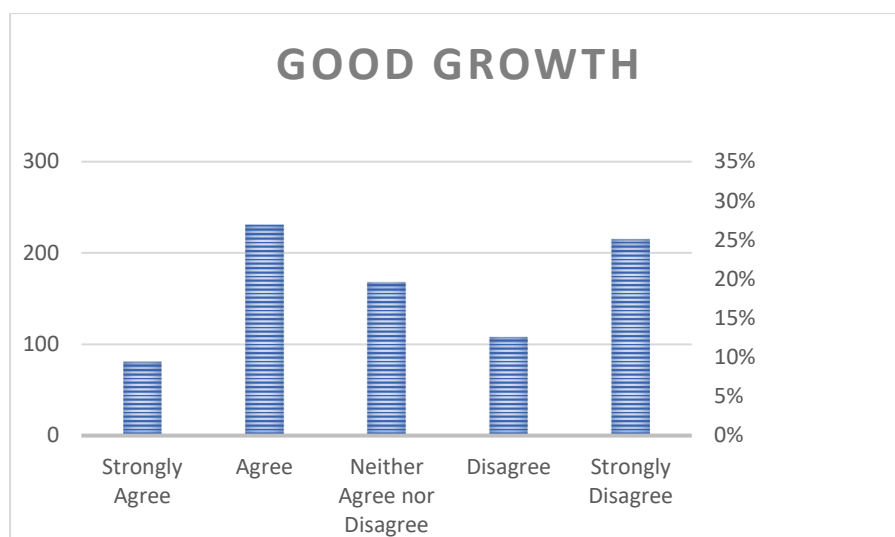
The questions relating to Good Growth and Development Approach required a compulsory response online in order to examine whether the overall approach was supported.

### **Good Growth**

Given that the Council must meet the requirement for additional housing, we wanted to know whether residents agreed with the parameters we are proposing for 'Good Growth'. Those being to:

- Maintain the character of our distinct communities
- Preserve our valued landscapes, natural environment and wildlife
- Minimise environmental impact and address climate change
- Manage congestion and encourage green and healthy travel
- Work with partners to increase the capacity of infrastructure e.g health
- Meet our housing need and encourage diversity through a mix of sites

There was a small margin of 1% more in favour of the Good Growth principles than not. Through meetings with the public many said these principles were high minded but unachievable, and that there was no such thing as 'good growth'. Some people told us they didn't want to answer the question as although they would support these ideals in principle, they didn't want to support the Local Plan. This gives us an insight into the spread of the percentages here and may also account for 21% of respondents not wishing to agree or disagree with the principles, which was provided as an 'opt out'.



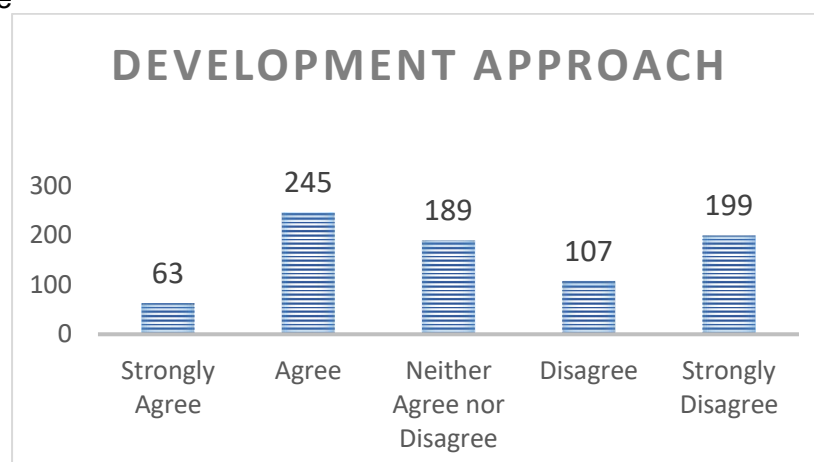
## Development Approach

The consultation asked to what extent respondents agreed with our approach to development:

To find suitable, available and achievable sites in order to meet our Government-set housing requirement through a robust, plan-led development strategy that:

- Provides certainty to residents and businesses
- Enables us to deter speculative, unsuitable and unsustainable development
- Allows us to work strategically with neighbouring local authorities and manage housing need across the area
- Provides enough contingency to avoid losing control of development should sites fail to deliver in the timeframe

The overall responses to this question were evenly divided between agree and disagree





From these two questions, taken in conjunction with views from the consultation overall (i.e at public events) it is possible to say that there are a number of people for whom development can never be viewed as 'good' and for whom the approach the Council is proposing does not lessen their objections. There are an equal number of respondents who, given the directives from government, support the approach the Council is taking. For some, it is for the Council to show that it can convert these principles into practice.

## Specific Housing Allocations

The consultation asked for views on the three additional sites which had been identified to address the additional housing need in the Borough:

### 1-2 The Avenue Fareham

Of the 72 people that expressed a view, just over half did not support it, 11 were neutral 22 viewed it positively.

Those that objected to the site were asked to select up to three themes that reflected their concerns or add their own comment as 'other'. Respondents were given a choice of themes based on those that emerged from the analysis of the 'Issues and Options' consultations, along with an 'other' option allowing some space for a 'free text' justification.

The objections were themed as follows:

Themes	*39	**%
Transport infrastructure	24	64.9%
Service infrastructure (health, schools etc)	19	51.4%
Impact on wildlife & loss of natural habitat	7	18.9%
Environmental impact	19	51.4%
Maintaining rural or coastal landscape	3	8.1%
Preserving way of life of our community	6	16.2%
Wellbeing & health of the population	13	35.1%
Other	7	18.9%
*39 – The number of survey respondents that answered this question. Each respondent could select up to three themes.		
**% - The percentages do not add up to 100%, they represent the share of the total respondents that selected this theme.		

Council's response: The site will not be progressing as an allocation in the Fareham Local Plan 2037.

### 20 Botley Road

34 of the 58 people that responded to the Botley Road site objected to the site, 13 were neutral and 11 supported. According to the comments received, the objections related to traffic congestion, especially as a result of the Whiteley development; the pressures on infrastructure and the consequences for climate change on in-filling gardens with more homes.

The objections were themed as follows:

Themes	*34	**%
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Transport infrastructure	23	69.7%
Service infrastructure (health, schools etc)	23	69.7%
Impact on wildlife & loss of natural habitat	5	15.2%
Environmental impact	11	33.3%
Maintaining rural or coastal landscape	4	12.1%
Preserving way of life of our community	4	12.1%
Wellbeing & health of the population	10	30.3%
Other	7	21.2%
*34 – The number of survey respondents that answered this question. Each respondent could select up to three themes. **% - The percentages do not add up to 100%, they represent the share of the total respondents that selected this theme.		

A small number of comments (4/18) supported it being a brownfield site.

Council's response: The site will not be progressing as an allocation in the Fareham Local Plan 2037.

### Rookery Farm

Of the 130 responses to the Rookery Farm site 98 were negative, 15 were neutral and 17 were positive. 88 people left comments about the proposed site and the vast majority of these were unsupportive on the grounds of loss of natural habitats; the lack of infrastructure (i.e. health & schools) the largest number, 40 comments, cited the increased traffic they said would be generated on Botley Road.

The objections were themed as follows:

Themes	*98	**%
Transport infrastructure	68	70.1%
Service infrastructure (health, schools etc)	53	54.6%
Impact on wildlife & loss of natural habitat	43	44.3%
Environmental impact	33	34.0%
Maintaining rural or coastal landscape	15	15.5%
Preserving way of life of our community	11	11.3%
Wellbeing & health of the population	19	19.6%
Other	13	13.4%
*98 – The number of survey respondents that answered this question. Each respondent could select up to three themes. **% - The percentages do not add up to 100%, they represent the share of the total respondents that selected this theme.		

Seven responses offered some support for the proposal, though they also wanted reassurance on the detail of the proposals.

- Council's response: The site will not be progressing as an allocation in the Fareham Local Plan 2037.

## Strategic Growth Areas (SGA)

### Strategic Growth Areas - Approach

Of the 803 respondents (7%) said they agreed with the approach of Strategic Growth Areas, 30% said they supported the policy but had concerns about it, 15% did not agree or disagree while 47% said they did not agree with the approach. Those that answered 'I agree but have some concerns' and 'I do not agree with this approach' were routed to a multi-choice question. The choices were based on themes that emerged from the Issues and Options consultation in July 2019.

The objections were themed as follows:

Themes	*620	**%
Transport infrastructure (Roads, traffic, public transport)	332	53.7%
Service infrastructure (health, schools etc)	305	49.4%
Impact on wildlife & loss of natural habitat	331	53.6%
Environmental impact (air quality, flood risk etc)	277	44.8%
Maintaining rural or coastal landscape	233	37.7%
Preserving way of life of our community	136	22.0%
Wellbeing & health of the population	117	18.9%
<p>*620 - The number of respondents that answered this question. Only those that answered, 'agree but with concerns' and 'don't agree' were routed to the multi-choice</p> <p>**% - The percentages do not add up to 100%, they represent the share of the total respondents that selected this theme. Respondents could only select a maximum of three themes.</p>		

Council's response: Strategic Growth Areas will not form part of the Local Plan.

### Strategic Growth Area South of Fareham

Of the 532 who responded to this question 75% of responses were negative, with only 15% in favour of the proposals. Those that said they were negative about the proposal were routed to a multiple-choice question. The options reflect the themes used in the evaluation of objections to the Local Plan.

The objections were themed as follows:

Themes	*408	**%
There are other reasonable alternatives	140	34.3%
It is not based on evidence	50	12.3%
It is not consistent with national policy (National Planning Policy Framework)	34	8.3%
It is not deliverable in terms of timeframes or because of cross boundary issues	18	4.4%
It does not take into account the areas needs and those of its neighbouring authorities as determined by government	142	34.8%
Other/comments	166	40.7%
<p>*408 = The number of respondents that answered this question. Only those that answered 'negative' were routed to the multi-choice</p> <p>**% = The percentages shown do not add up to 100%, respondents could choose as many of the choices as they liked and/or 'Other' and use the comment box</p>		

Specific comments focussed on the value that is attached to the Strategic Gap and concerns about losing it.

- Important to maintain the distinct community of Stubbington.
- Benefit to all of having an open area for wildlife; agriculture; health and wellbeing.
- Area is prone to flooding and highlighted the ability of fields to absorb rainfall for the whole area, while houses could add to the risk of flooding.
- It had previously been stated that the gap would be maintained and that the bypass would not lead to development of the area.
- Anger that building in the Strategic Gap to meet the housing need of Portsmouth and/or Gosport.
- Strains on existing infrastructure, roads, education and health.

Council's response: The Strategic Growth Area identified in the supplement will not be progressing in the local plan.

#### Strategic Growth Area North of Downend

157 responses to the survey in respect of this SGA. Of those that responded to the survey almost 70% were against the proposal and 14% in support. Those that said they objected to the proposal were routed to a multiple-choice question. The options reflect the themes used in the evaluation of objections to the Local Plan, in which objections must be framed with reference to specific themes.

The objections were themed as follows:

Themes	*106	*%
There are other reasonable alternatives	29	27.4%
It is not based on evidence	15	14.2%
It is not consistent with national policy (National Planning Policy Framework)	11	10.4%
It is not deliverable in terms of timeframes or because of cross boundary issues	4	3.8%
It does not take into account the areas needs and those of its neighbouring authorities as determined by government	20	18.9%
<p>*106 = The number of respondents that answered this question. Only those that answered 'negative' were routed to the multi-choice</p> <p>**% = The percentages shown do not add up to 100%, respondents could choose as many of the choices as they liked and/or 'Other' and use the comment box.</p>		

Summary of comments:

- Concerns of the impact of building more homes in an area that has poor air quality and rush hour traffic jams.
- Concerns about congestion in the area as access to the A27, Delme roundabout and the junction around Cams Hill School.
- Important that infrastructure is provided.
- A planning appeal at Winnham Farm showed the area is unsuitable for development, even if the issues with the bridge at Downend were resolved.
- Agriculture/Countryside should be retained.
- Should retain the gap between Portchester and Fareham.

Council's response: The Strategic Growth Area identified in the supplement will not be progressing in the local plan.

## Housing policies

### Five Year Land Supply

60% of respondents supported the inclusion of this policy.

Summary of comments:

- Council need a five-year housing land supply, otherwise developers will gain permission on appeal for unsuitable projects.
- Sensitively designed should be defined.
- Proposals should have zero adverse impact on the countryside and Strategic Gaps.
- Important to ensure quality, energy efficient housing.
- Five-year housing land supply cannot be perpetually sustained.
- Housing pressure should be applied to government, not communities.

Council's response: This policy has been used in the adopted Local Plan since 2015. The concerns raised have been noted.

### Small Scale Developments Outside of Urban Areas.

78% of responses to this policy were overall in support.

Summary of comments:

- Small developments dotted around the Borough are preferable to larger projects.
- Causes less impact on neighbourhoods.
- Even small developments in small communities can negatively impact infrastructure.

Council's response: Overall support for the policy noted. The policy seeks to limit development to sustainable locations (defined), small scale (4 or less) and that it fits with character of the area.

### Cams Alders Sheltered Scheme

68% of respondents agreed with this proposal and welcomed more sheltered housing for older residents in the Borough.

Summary of comments:

- Object to the loss of open space at Cams Alders.
- The land is subject to flooding.
- Site is not close enough to amenities.
- Good location, close to bus routes.

Council's response: Support of the allocation noted. Development in areas which are identified by the Environment Agency as flood zones will require a flood risk assessment.

### Space Standards

Overall, there was high support for this policy at 75%. Those that disagreed were opposed in general to any development.

Summary of comments:

- The area around the dwelling is as important as the area inside, as is the distance between properties.
- Essential to have sufficient internal living space for families.
- Space is essential for mental wellbeing.

Council's response: Support for the policy noted.

## Environmental policies

### Areas of Special Landscape

Of the 202 responses to this policy 66% of people agreed with the proposal, however almost 30% did not. All areas proposed gained some support but there was concern that protecting some areas meant the loss of others automatically.

Summary of comments:

- Opposed to development on any open space in the Borough.
- All Strategic Gaps should be protected.
- Protect all Countryside.

Council's response: Support for the policy noted. Further evidence has been gathered on the exact boundaries of the Areas of Special Landscape Quality which is presented for the Regulation 19. Strategic gaps and ASLQs have different purposes and different spatial extents. The Publication Plan and its evidence provide clarity. Although the proposed policy does not preclude development in the ALSQ, it does require further evidence to accompany in the form of a Landscape Assessment.

### Trees, Woodland and Hedgerows

Of the 174 respondents, 66% were in favour, although many also had some concerns. Many expressed, the view that developers ignore such policies, either by destroying fauna prior to planning, or ripping them up anyway. The Stubbington By-pass was often sighted as an example of where pledges are being broken. People wanted more enforcement of the tree protection policies and a prohibition on replacing old trees with saplings.

Summary of Comments:

- An agreed quota of trees should be planted on new sites.
- This policy must be enforced.
- Replacement trees should be planted.

Council's response: Support noted.

### Flooding and Sustainable Drainage

Responses to this policy were evenly spread among the 196 people replying. 70% of the total respondents and most of the 111 comments, were those that agreed 'but with some concerns' and those that did 'not agree'. Comments focussed on flooding that already takes place in the Borough; worries about the ability of the land to drain with more homes on it and the impact of more housing on existing water courses and coastal areas.

Summary of comments:

- Coastal protection must be a priority.



- Concerns about the ability of the land to drain with additional housing.
- Concern regarding the impact of more housing on existing water courses and coastal areas.

Council's response: Concerns noted. The Environment Agency and the Eastern Solent Coastal Partnership (ESCP) have developed plans to reduce the risk of flooding. Policy CC3 provides further detail regarding coastal defence. The local plan requires a site-specific flood risk assessment for all development in Flood Zones 2 and 3 as well as some requirements for sites in Flood zone 1.

### **Climate Change**

Of the 152 respondents many of the 40% that 'agreed with the policy but had concerns', said they supported any policy that minimised climate change but felt it did not go far enough. Most of the people that did 'not agree' felt that it was too little and thereby meaningless. They expressed the opinion that any development nullified a climate change policy outright, particularly with reference to increases in car travel, given that public transport in the Borough is so poor.

Council's response: The policy is intended to be high-level and overarching which details how the Local Plan in its entirety will ensure development mitigates and adapts to climate change. The finer details on how this is achieved i.e. through the setting of particular standards is described in each of the individual policies that relate to climate change. This has been made clearer in the supportive text in the Publication Plan.

### **Air Quality**

Of the 202 that answered, 130 (64%) agreed with the policy. In the comments many supported the proposals for Electric Vehicle charging points. Those that agreed, but had some concerns, generally felt it did not go far enough and questioned how building more homes, with more cars, could resolve air quality issues, particularly in relation to the two Strategic Growth Areas. Those against the policy said that any development would inevitably result in more cars on the road, therefore they did not agree with a policy that endorsed development with a mitigation approach.

Council's response: Support noted. The requirement is to deliver 1 charge point per dwelling that has its own private off-street parking. There is therefore a need to provide EV charging points within developments that have shared parking areas in recognition that the charging points installed per dwelling with off street parking would be for the private use of the owner/occupier of that dwelling. This approach also accords with the aspiration of Government as set out in the publication Road to Zero Next steps towards cleaner road transport and delivering our Industrial Strategy.

### **Summary**

- 5.12 7 responses were sent directly to the Planning Strategy team which were not possible to fit into the survey. There was a number of reasons for this: some were not relevant to the questions asked, some were detailed queries to specific clauses, others were attachments, such as previous consultation responses or

images. The Planning Strategy team responded to the queries. With 803 people completing a survey and comments reported through the exhibitions and CAT meetings, it is possible to get a good insight into how the proposals are viewed by residents in the Borough. There is general opposition to any development, and this is reflected in many of the comments received. Where people were given the opportunity to express their concerns many said they did not want more development but given that we are being told we must, they agree with the approach the Council is taking, as long as this is accompanied by additional road, education and health infrastructure.

The participation levels of the Local Plan consultations have reduced since the 2017 draft plan but remain significant. The Council accepts that having to re-visit the Local Plan following the 2017 consultations may have led to consultation fatigue among many residents, a view expressed at consultation events as to why less people were attending. For example some people said they had already answered many of these questions last time around so why is the Council revisiting them?

At meetings local residents often asked whether previous consultation responses and petitions would be taken into account and asked why their original answers couldn't be acted on without having to go through the process again. People sometimes expressed the views to officers that 'if you keep asking the same questions over and over eventually you will get the answer you want.' There is a high level of distrust among some respondents.

- 5.13 In addition to the responses from local residents and businesses, the following responses were received from Statutory Consultees:

Representations on Development Strategy	
Number of representations on policy: 14	Objection: 2
	Support: 8
	Comment: 4
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Object to the fact that Land at Brook Avenue is not included as a further development allocation (WYG on behalf of Landowners).	Noted, but the SHELAA explains why this site is discounted and not proposed for allocation.
Object to the omission of the Land at Maindell as a housing allocation through the Draft Local Plan. Consider that the site is capable of providing 16 new homes. However, in the event the Council consider the site is more suitable as an employment use, PW would support an employment allocation based on the site's sustainable location. In addition, the published evidence does not provide any justification for discounting the site for employment purposes (WYG on behalf of Portsmouth Water).	Noted, but the SHELAA explains why this site is discounted and not proposed for allocation.
Welcomes the principles in the spatial strategy but objects to the plan on the basis that the South Hampshire Green Belt could aid in achieving these goals. Suggest that green infrastructure could be formalised as a Green Belt in the Borough (CPRE).	Noted. Green Belt likely to be considered at sub-regional level.
The Council objects to the overall development strategy including the plan that identified the Newgate Lane South allocation and the Strategic Growth Area as it does not represent 'good growth' (Gosport Borough Council).	Noted.
<i>Support</i>	
Supports the identification of two Strategic Growth Areas. Also welcomes collaborative working with EBC through the Partnership for South Hampshire (Eastleigh Borough Council).	Noted. Strategic Growth Areas will not form part of the Local Plan.
Welcomes the increase in housing provision (with a buffer) and provision to accommodate unknown unmet housing need (Winchester City Council).	Noted. Strategic Growth Areas will not form part of the Local Plan.
Supports that the final housing figure will have regard to the work of PfSH and any unmet housing need that will need to be addressed as a result.	Noted. Strategic Growth Areas will not form part of the Local Plan.

Welcomes the inclusion of two Strategic Growth Areas identified to meet the housing requirement (New Forest District Council).	
Support the Council's housing need assessment and welcome to plan for a buffer of between 10-15%. However, advise a 20% buffer would provide security and ensure housing needs are met in full. Also, welcome the recognition that the Council may have to address the unmet needs of its neighbours (Home Builders Federation).	Noted.
Supports the identification of land around Swanwick Station as an area which should accommodate growth (Turley on behalf of Taylor Wimpey).	Noted.
Supports the approach in relation to green infrastructure. Suggests that further emphasis should be provided on improving green infrastructure adjacent to the Meon Valley and addressing a shortfall in open space provision (WYG on behalf of Bargate).	Noted.
Supports the inclusion of Pinks Hill as an allocation in the revised development strategy in the Local Plan supplement (WYG on behalf of Vistry Group).	Noted. This site is no longer allocated in the Local Plan.
Supports the fact that the revised development strategy does not jeopardise the development of land to the East of Newgate Lane East/land at Copps Field/Land at Newgate Lane South (WYG on behalf of Bargate/Miller Homes).	Noted. The HA2 allocation is no longer progressing in the Local Plan.
Supports the development strategy as believe the land at Maindell Pumping Station is suitable, deliverable and achievable (WYG on behalf of Portsmouth Water).	Noted.
Supports the recognition that the Council need to address changes made to the NPPF and the increase in housing requirement introduced through the standard methodology. Also, supports the recognition that the Council will need to meet some of the unmet needs arising from the sub-region and providing flexibility in the plan for allowing for contingency to ensure sufficient sites are brought forward to meet identified needs. (Gladman Developments).	Noted.
Welcome the Council's acknowledgement that housing allocations made in the Draft Local Plan will continue to form an important part of the Borough's housing supply (Turley on behalf of Reside Developments).	Noted.

Supports the retention of HA26 in the next iteration of the Fareham Local Plan. The Council is requested to amend the yield for the site to 9 dwellings and change the site area to 0.41 ha as referenced in planning application P/19/1061/FP (Bryan Jezeph Consultancy on behalf of Southcott Homes).	Noted. SHELAA updated.
<i>Comment</i>	
Requests that the Council accommodates 1,000 dwellings of the City's unmet needs. The City Council intend to set out its position for its Local Authority neighbours to provide certainty through the Duty to Cooperate. In addition, it is considered the standard methodology does not capture the complexities of the housing market area and the City Council are keen to work with Fareham Council to ensure this is recognised in cross boundary work (Portsmouth City Council).	Noted.
Concerned that proposed housing areas include areas next to the M27 and strategic gaps. Particularly concerned that plan is too focused on the provision of housing, which compromises the existing strategic gaps (Hampshire Chamber of Commerce).	Noted. Housing need, which is set by Government, must be met unless there are extraordinary circumstances.
Considers that the 2016-based household projections should be considered a material factor in the Local Plan. CPRE will support the Council if they choose more up to date household projections (CPRE).	Noted, but the standard methodology and PPG require use of the 2014-based population projections, unless there are exceptional circumstances.
Considers that the Local Plan has not set out FBC's approach to meeting unmet need, including the identification of suitable sites to meet this need. In addition, the development strategy relies heavily on the delivery of large-scale strategic sites, which will take time to come forward. There needs to be a balanced approach to growth with smaller sites. Questions whether the Council will undertake an immediate review of the Local Plan once adopted to address the shortfall in housing (Turley on behalf of Taylor Wimpey).	Noted. The Council recognises a heavy reliance on large sites, notably Welborne, which is why it is proposing a 10-15% buffer and a new policy to allow small sites, of less than 1ha, to come forward outside existing settlements.
Consider that the Council should make additional use of draft allocations, there may be potential to provide development at a greater density on these sites. Yields in allocation policies should be a minimum (Turley on behalf of Reside Developments).	Yields are being reviewed before the Publication Plan alongside the site promoters. Yields may need to be altered as a product of the need to put forward nitrate neutral schemes. Yields are indicative at the Local Plan stage.

It is considered that the 10-15% buffer may not provide enough contingency in the event that Welborne is delayed, suggest a 20% buffer is more appropriate. Shortfalls as a result of delays to Welborne and other larger greenfield sites will be at the start of the plan period and so the buffer should be front loaded into an earlier part of the Local Plan. Requirement has gone up, but delivery has gone down. A situation likely to worsen as a result of nitrate issues. Another reason to front load the buffer (Turley on behalf of Reside Developments).	Noted. 10-15% buffer considered suitable at this time. Delivery of all sites, including Welborne will be kept under review as part of regular Local Plan review.
Considers that the 10-15% buffer given reliance on Welborne is sensible and provides flexibility if some sites cannot be delivered. In addition, the supplement does not set out to what extent the housing requirements should be uplifted to account for unmet need, growth strategies and strategic infrastructure provision. Once an uplift figure has been calculated a buffer should be applied to this figure (Persimmon Homes).	Disagree. The supplement does set out the approach to unmet need. There is no requirement in NPPF or PPG to add a buffer to unmet need.
Consider that given the levels of uncertainty in relation to housing provision the 10-15% buffer is inadequate and should be increased to 20% (Bryan Jezeph Consultancy on behalf of Land Owners Group).	Noted.
It is considered that the housing need figure calculated using the standard methodology should be a starting point and may increase through DtC discussions (Gladman Developments).	Noted. That is the case.
It is considered that the 10-15% buffer may not provide enough contingency in the event that strategic sites are delayed, suggest a 20% buffer is more appropriate (Gladman Developments).	Noted. 10-15% buffer considered suitable at this time. Delivery of all sites will be kept under review as part of regular Local Plan review.
Concerned over the reliance on the delivery of large-scale strategic sites, including Welborne, which will take time to come forward. Consider that there will be a need for medium size allocations to support strategic sites. Also concerned, about the lack of a long-term solution in relation to the nitrates issue (Pegasus Group on behalf of Fareham Land and Bargate Homes).	A buffer is being applied on top of Fareham's need to address delivery contingency.



Representations on Policy Rookery Farm	
Number of representations on policy: 8	Objection:0
	Support: 2
	Comment: 6
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
None	
<i>Support</i>	
Sites refs should be 0046 plus 3224. Site is available, deliverable & sustainable. Would meet a real and urgent need to provide homes in the Borough. Part of the site is an aggregates recycling facility with extant planning permission for recycling and landfill which would lead to significant future vehicle movements and impact on future development potential. C1 million tonnes of waste material would be imported to the site before 2026. The indicative capacity could be unnecessarily limiting. If housing density of 20dph is applied to net developable area of 0046, site has potential for c200 units, plus 17 for site 3224.	Noted. This site is no longer progressing in the Local Plan.
Allocation acceptable subject to noise and numbers (Fareham Society).	Noted. This site is no longer progressing in the Local Plan.
<i>Comment</i>	
Number of housing should be constrained by noise issues from M27.	Noted. This site is no longer progressing in the Local Plan.
Impact of proposed development upon Swanwick Lane and Bridge Road should be assessed.	Noted. This site is no longer progressing in the Local Plan.
Consideration of pressure on early years capacity in Whiteley.	Noted. This site is no longer progressing in the Local Plan.
Concerns over the delivery of the site in terms of timescales and the ground being suitable for development due to its current use (WYG on behalf of Taylor Wimpey)	Noted. This site is no longer progressing in the Local Plan.
Concern that Rookery Farm development may impact upon the swanwick lane/bridge road junction, which may affect access to the marina. (Swanwick Marina CBRE)	Noted. This site is no longer progressing in the Local Plan.

Development on the site should conserve the significance of grade II listed buildings to north. Including the contribution setting makes to the significance of the assets. The policy requirement already included is considered sufficient to address this. A desk-based assessment of archaeology should be required, and the council should consider including this as a policy requirement (Historic England).	Noted. This site is no longer progressing in the Local Plan.
Cumulatively, traffic generated by the site could exacerbate any existing or future capacity issues at junction 9 of M27. Noted that policy includes requirement to provide or fund off site highway improvement works (Highways England).	Noted. This site is no longer progressing in the Local Plan.
The identification of the need for additional education infrastructure as well as improvements to off-site highway works is welcome. The latter should include for any new or improvements to cycle and footpaths to the local schools, especially as this would involve accessing school's south of the M27.	Noted. This site is no longer progressing in the Local Plan.
Considers that the site will be affected by noise and pollution from the M27 and from being in close proximity to the landfill site (Bryan Jezeph Consultancy on behalf of Land Owners Group).	Noted. This site is no longer progressing in the Local Plan.
Consider installation electric vehicle charging points to the majority or all of the housing on the development.	Noted. This site is no longer progressing in the Local Plan.
Consider that the Land at Newgate Lane is a preferable alternative site to Rookery Farm. Also concerned over the proximity of Rookery Farm to the M27 (Pegasus Group on behalf of Fareham Land and Bargate Homes).	Noted. This site is no longer progressing in the Local Plan.
Advise that the policy should ensure any development proposals will address the requirements for Habitats Regulations with regards to impacts including recreational disturbance to the Solent and Southampton Water Special Protection Area (SPA) and nutrient enrichment of Solent designated sites. In addition, any proposals should ensure that the mitigation hierarchy is engaged to protect and enhance priority habitat and other features of ecological interest, and ensure a net gain for biodiversity. Provision should also be made for green infrastructure that includes measures to protect and enhance biodiversity features and improve ecological connectivity within and out of the site (Natural England).	Noted. This site is no longer progressing in the Local Plan.

Representations on Policy XX: Strategic Growth Areas	
Number of representations on policy: 30	Objection: 3
	Support: 6
	Comment: 21
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Object to housing growth on the boundary of Downend Quarry. Concern that any new housing on the North of Downend SGA, particularly to the east of the site would be exposed to the waste operations on the Quarry. There is a lack of supporting text or policy direction in respect of the impact of residential encroachment on existing waste uses ('Agent of Change' principle). In addition, the Agent of Change principle as cited in the NPPF should be defined in the Local Plan glossary (Veolia)	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Opposes the principle of SGA as considers that SGA's are not an appropriate method to deal with unmet need. Identifying SGA's is premature in light of PfSH work. Development of Downend SGA would harm the character and appearance of the area. Particularly western side which would intrude substantially into the lower slopes of Portsdown Hill. Clarification needed on access solution. Concern at lack of identified scale and if substantial would undermine the strategic gap (Fareham Society).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Gosport Borough Council strongly objects to the designation of Strategic Growth Areas (SGAs) including the South of Fareham SGA within the current Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington for the following reasons: <ul style="list-style-type: none"> <li>The promotion of SGAs at this stage prejudices work being undertaken by local planning authorities at a multilateral level to ascertain the most appropriate sustainable broad locations for development over the period to 2036 and</li> </ul>	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.

<p>beyond to 2050, known as Strategic Development Opportunity Areas.</p> <ul style="list-style-type: none"> <li>• The South of Fareham SGA does not represent 'good growth' for the residents of Gosport, Lee-on-the-Solent, Stubbington, Hillhead and south Fareham and therefore is not considered to be sustainable development.</li> <li>• It is imperative to safeguard effective strategic transport routes through the Strategic Gap to improve accessibility to, and from, the Gosport Peninsula to support the local economy.</li> <li>• Further housing allocations will lead to the extensive erosion of the Strategic Gap, the protection of which is a long established planning principle in the South Hampshire area, as identified by the Partnership for South Hampshire's Spatial Position Statement.</li> </ul> <p>(Gosport Borough Council)</p>	
<i>Support</i>	
Supportive of the Fareham SGA (I Judd and Partners on behalf of Ms S Williams).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Supportive of the Council's approach in relation to the SGA's specifically the North of Downend. However, there are concerns in relation to the provision of self-build on the strategic sites. It is also recommended that the reference to the delivery of bridleways should be removed as there are not bridleways in the vicinity to connect to. (Terence O'Rourke on behalf of Miller Homes Ltd).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Support the inclusion of Strategic Growth Areas in the Local Plan. However, it is considered that the SGA's are important in providing housing land in the immediate and long term, which requires the SGA's to become housing allocations in the next iteration of the Plan (LRM Planning on behalf of Hallam Land Management).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Welcome the identification of further development sites to meet the increased housing requirement. Highlighted the potential of the	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.

Fareham-Stubbington gap in meeting this need (Pegasus Group on behalf Fareham Land and Bargate Homes).	
Support the strategy of identifying sites to meet unmet need. (New Forest DC & Winchester CC)	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Support the intention for a comprehensive area-wide master planning approach (Natural England)	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
<i>Comment</i>	
Further information would provide the basis for demonstrating how Fareham Borough could contribute towards a significant unmet housing need of 17,000 dwellings across the wider Partnership for South Hampshire sub region (Eastleigh Borough Council).	Noted. The Development Strategy and Housing Need and Supply Chapters of the Publication Local Plan provides detail on how Fareham will meet unmet need in the PfSH area.
Welcomes the two SGA's seeks 1000 as unmet need. Suggests a specific reference in the plan to the North of Downend SGA meeting unmet needs. Also, considers that any review of the development strategy for emerging Local Plans should ensure that development of the wider South Hampshire region should not prejudice the delivery of regeneration and investment in cities. Seeks potential land for mitigation for nitrates and bio net gain, with appropriate legal agreements (Portsmouth City Council).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan. The new Local Plan includes a new policy on Biodiversity Net Gain and a policy on water quality effects on the SPA's/SAC's for all new development that result in an increase in accommodation/dwellings in the Borough.
<p>Considers SGA's should include sustainable transport and mass transit as part of the proposals and:</p> <ul style="list-style-type: none"> <li>• Minimise light pollution (Downend)</li> <li>• Support natural greenspace</li> <li>• Supports requirement to support the rural setting of the area.</li> </ul> <p>CPRE would like to see an additional criterion in the policy for the South of Fareham in relation to minimising light pollution. (CPRE)</p>	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
This consultation does not provide any details on the type or amount of development within the SGAs (Hampshire County Council).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.

<p>Advise that more emphasis is placed on the need for development to comply with the existing environmental policy and legislation, particularly the Habitats Regulations 2017, and that proposals seek to protect and enhance existing ecological features and achieve biodiversity net gain</p> <p><i>North of Downend SGA</i> – Advise that the policy should outline that the masterplan should ensure a sensitively designed layout that protects the site from various aspects associated with the development. Large buffers are recommended as well as the creation and enhancement of ecological corridors.</p> <p><i>South of Fareham SGA</i> – advise that where avoidance of impacts on Solent Wader and Brent Geese (SWBG) sites are not possible mitigation is required. Strongly recommend that the policy addresses the impact of development on supporting habitat within the SWBG strategy and offsetting and mitigation guidance to inform an updated Local Plan Habitats Regulation Assessment. The Local Plan should include a commitment to ensure the continued ecological function of the SWBG network in the SGA area and that there is certainty with regard to the appropriateness and deliverability of mitigation. It is recommended that the mitigation approach is referenced in the policy text and the identified area shown on the Policies Map. Also recommends that the policy identifies that development in the area will require significant provision of green infrastructure any impacts on the Solent and Southampton Water SPA. It is also advised that full contributions will be required to the Bird Aware Strategy in combination effects on the SPA's. Furthermore, it is also recommended that specific measures are required to protect and enhance ancient woodlands in the locality, such as woodland management plans.</p>	<p>Noted. A new policy is included in the Publication Local Plan that seeks to achieve Biodiversity Net Gain, as well as updated policies that protect and enhance ecology.</p> <p>Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.</p>
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In addition to the above, it is recommended that specialists are engaged to produce a strategy that identifies the current ecological baseline to form a landscape-scale green infrastructure and ecological mitigation strategy, around which development can be designed. It is advised that managing and securing a scheme in perpetuity we recommend land is transferred into the ownership and management of a suitable third party (Natural England).	
Policy H1 should be updated to include development within the SGA as a supply of housing (Persimmon Homes).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Consider that there is little justification for the identification of the SGA's or detail on the extent of development and how this will meet the Council's housing requirement (WYG on behalf of Taylor Wimpey).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Land East of Burnt House Lane and Land West of Peak Lane have a stronger relationship with the Strategic Gap and inclusion within the Fareham SGA considered justified (Persimmon Homes).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Concerned that there is no evidence that the reason for the North of Downend site being dismissed at appeal can be addressed via an allocation in the Local Plan. Also concerned that the issue relating to the railway bridge could lead to significant delays, particularly in the short term (Gladman Developments).	Noted. Detailed traffic and highways design work ensure there is a solution that addresses the issues raised at appeal.
The policy requires development in the SGA in line with a masterplan to ensure comprehensive development is achieved (Persimmon Homes).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Concern that the consultation document does not include any detail as to the extent of development on the SGA's. It is also unclear how the SGA at the North of Downend interrelates to the allocation shown in the 2017 Local Plan. Also concerned, that the SGA at the North of Downend will undermine the quality of Portsdown Hill. In addition, the appeal related to the allocation site was partly dismissed due to concern over the proposals for the railway bridge which has not been addressed in the Supplement. It is suggested	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.

that the allocation is removed from the Local Plan (Bryan Jezeph Consultancy on behalf of the Land Owners Group).	
Concern that the level of development for the South of Fareham SGA has not been identified as well as the impact on the strategic gap. Considers that the site cannot contribute to the Council's 5-year supply (Bryan Jezeph Consultancy on behalf of Land Owners Group).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Considers that there is a lack of assessment or discussion around the effect of the chosen sites included in the Strategic Growth Area on the integrity of the strategic gap. Considers that the Land at Newgate Lane would be a more suitable site (Pegasus Group on behalf of Fareham Land and Bargate Homes).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Concern that the plan is too focused on housing and focuses on development in the strategic gap. (Hampshire Chamber of Commerce).	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Downend – The plan should take account of the setting of listed building (Fort Nelson). The masterplan should also respond to Fort Fareham, its field of fire and strategic and archaeological assessments required.  SoF SGA – setting of grade 2* church to west to be referenced. The masterplan should also respond to Fort Fareham, its field of fire and strategic context. (Historic England)	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.
Welcome further dialogue on potential growth in particular any site in around M27 Junction 11, this would include land close to J11 being promoted for commercial use. When considering proposals for growth, any impacts on the SRN will need to be identified and mitigated as far as reasonably possible. We will support proposals	Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.

<p>that consider sustainable measures which manage down demand and reduces the need to travel.</p> <p>More detailed junction capacity modelling of M27 Junction 11, mitigation measures should be considered here in order to minimise the risk of a queue tailing back on to the main line of the M27 from the M27 Junction 11 westbound off-slip. (Highways England)</p>	
<p>SoF SGA welcome the fact that the Meon Valley strategic gap will be protected from development. Any amendment of the boundary should consider gap within Winchester's district to ensure conformity over the administrative boundary. (Winchester CC)</p>	<p>Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.</p>
<p>Disappointed to see Strategic Growth Area's within the Draft Local Plan. Feels that this does not represent good growth and the development of large scale housing would compromise the effectiveness of the Stubbington Bypass. Notes that SGA's are predicated on supplying housing for Local Planning Authorities unmet need and concerned this is premature and undermines the work of PfSH. Concerned that Fareham are going ahead of the PfSH timelines for determining an updated spatial strategy and where unmet need may go in the PfSh area. Also concerned about the impact of the SGA on air quality (Cllr Phillpott, Gosport Borough Council).</p>	<p>Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.</p>
<p>SoF SGA - noted within the Strategic Gap. This appears to be internally inconsistent and could result in coalescence between Fareham and Stubbington unless appropriately managed. Recommend clearly differentiate between the SGA to be developed and what remains undeveloped as the Strategic Gap. (HCC property)</p>	<p>Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.</p>

<p>Downend SGA falls within a Groundwater Source Protection Zone (SPZ). Any development proposals within this area will need to take into consideration the high sensitivity of the groundwater environment. There will be certain constraints and measures that will to be implemented to protect groundwater quality. (Portsmouth Water)</p>	<p>Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.</p>
<p>RSPB is concerned by the proposed loss of sites between Fareham and Stubbington and the impact that these developments in-combination will have on the wider SWBGS network of sites and its connectivity. The land between Fareham and Stubbington provides one of the last stepping-stones between SWBGS sites from Portsmouth Harbour SPA to the east of the Borough and Southampton Water SPA to the west.</p> <p>Need assessment of this in-combination effect of the loss of these sites. Any development identified within 5.6km of the Solent SPAs will need to contribute towards the Solent Recreation Mitigation Strategy (SRMP). Development located immediately adjacent is likely to require more than financial contribution to the strategy in order to fully mitigate likely significant impacts upon the SPAs. (RSPB)</p>	<p>Noted. Strategic Growth Areas will not form part of the Fareham Local Plan.</p>

Representations on Policy XX: Five-Year Housing Land Supply	
Number of representations on policy: 8	Objection:2
	Support: 4
	Comment: 3
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Concerned about the unintended consequences of this policy and believe that it may lead to legal disputes over the 5-year supply and how to interpret the policy criteria (CPRE).	Noted. This policy has been used in the adopted Local Plan since 2015.
Objects to the policy on the basis that it presumes in favour of sustainable development outside of the settlement boundaries prior to other types of land within urban areas and within more sustainable development (Gosport Borough Council).	Noted. However, development in urban areas are likely to be policy compliant in any case. This policy is designed to provide guidance for dealing with speculative greenfield applications.
<i>Support</i>	
Supports the rationale behind the policy and the criteria for permissible residential development (Luken Beck on behalf of Mr and Mrs Coles).	Noted.
Supports the policy in principle. However, concern that some criteria is unduly restrictive and prevents the effective use of land (Bryan Jezeph Consultancy on behalf of Capital Homes Group).	Noted.
Supports the need for flexibility to be built into the Local Plan in the event that the Council cannot demonstrate a 5-year supply (Gladman Developments).	Noted.
Supports the policies flexible approach to facilitating development outside the settlement boundaries in the absence of a 5-year supply (Pegasus Group on behalf of Fareham Land and Bargate Homes).	Noted.
<i>Comment</i>	
Concerned that the Council could use the policy to limit the application of the presumption in favour of sustainable development and therefore, do not consider the policy to be sound (Home Builders Federation).	DSP40 in the current adopted plan was found to be sound at examination in 2015, post the NPPF. This policy is an updated version of that existing policy.

Welcomes the proactive approach to establishing what types of residential development will be permissible in the event it cannot demonstrate a 5-year housing land supply through 'Policy XX: Five-Year Housing Land Supply'. However, the Council could avoid scenarios of not having a five year housing land supply were it to ensure there are sufficient allocations in the Local Plan, that capacities for these allocations make best use of the land available and that enough dwellings can come forward in the first 5-10 years of the Plan Period whilst larger sites as Welborne implement their required infrastructure and start to build their first dwellings (Turley on behalf of Reside Developments).	Noted. The Council attempts to secure a 5yHLS through the Local Plan process and notes that there are some omission sites.
It is considered that there should be some amendments to the policy criteria. For instance, criteria a) should be amended to remove the reference to scale and it is considered that criteria b) is too onerous (Gladman Developments).	DSP40 in the current adopted plan was found to be sound at examination in 2015, post the NPPF. This policy is an updated version of that existing policy.
<b>Representations on Small Scale Development Policy:XX</b>	
Number of representations on policy:6	Objection:1
	Support: 2
	Comment: 5
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Concerned about the unintended consequences of this policy and believe it may lead to legal disputes over different interpretations of criteria 1 –4 (CPRE).	The policy seeks to limit development to sustainable locations (defined), small scale (4 or less) and that it fits with character of context (identified). Whilst there will always be interpretations, the policy seeks to be clear, with some degree of flexibility. The 'unintended consequences' are not set out to be able to respond.
<i>Support</i>	



Supports policy on small scale development outside of the defined urban areas in principle (Bryan Jezeph Consultancy on behalf of Mr S Dunleavy/Land Owners Group/Capital Homes Group)	Noted.
Supports the Council's commitment to ensuring the supply and delivery of small and medium sites. (Luken Beck on behalf of Mr and Mrs Cole).	Noted. However, the policy is specifically aimed at small scale, not medium scale development
<i>Comment</i>	
Suggest that the upper limit is removed from the policy criteria and is managed instead by the development management process, using the draft policy criteria as a guide (Luken Beck on behalf of Mr and Mrs Cole).	The upper limit of 4 is set because anything 5 or greater could be assessed through the SHELAA and potentially allocated.
Considers that clarification is required as to how this policy will work with Policy SP7 of the 2017 Local Plan, particularly criteria d). Considers that the upper limit on the policy is arbitrary and lacks justification. In addition, concerned that criteria b) is unduly restrictive (Bryan Jezeph Consultancy on behalf of Capital Homes Group).	SP7 has been updated whereby there is no conflict with this policy. The sustainable locations to which this policy will likely apply are generally ribbon development areas close to existing settlements. The pattern and character of such developments would most likely be undermined by larger developments, through inappropriate backland developments. The sketch guidance helps to demonstrate the acceptable approach, depending on the character of the location. Further design guidance will be considered.
Inclusion of the policy is welcomed. Considers that the Council will need to identify sufficient small sites on which 10% of the housing supply will need to be delivered. Advocates the allocation of small sites to provide greater certainty for SME builders (Home Builders Federation).	It is not possible to identify every possible small-scale site of between 1 and 4 units. It is a permissive policy to encourage self-build and within sustainable locations, helping 5-year supply. Allocations are for 5 units or more and identified within the SHEELA.
Considers the text of the policy may be open to argument/interpretation and it is suggested a list of requirements/indicators is included within the policy (Winchester City Council).	Noted. This will be considered to strengthen the policy.
Concerned that the policy could lead to speculative proposals and give rise to sporadic development which could be harmful to rural areas in the Borough (Fareham Society).	Noted. The limitations within the policy should curtail the scale of development and ensure that it responds appropriately to its context. It must be in a sustainable location and well related to the settlement. As such it is unlikely to be sporadic within the wider rural areas.

Representations on Space Standards Policy XX	
Number of representations on policy:	Objection:1
	Support: 3
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Object to the policy as it is considered that the Council should provide a local assessment to justify the scale of need proposed and test its deliverability through the Council's viability assessment (Gladman Developments).	Noted. The viability implications of applying the space standards to new developments have been tested in the Council's 2019 Viability Assessment. Information on a local assessment is available to support the Publication Plan.
<i>Support</i>	
Encourage and support the space standards set out by the Council (Ian Judd and Partners).	Noted.
Support the space standards set out by the Council (I Judd on Behalf of Ms S Williams).	Noted.
Supports the policy (Fareham Society).	Noted.
<i>Comment</i>	
Considers that the Council should ensure they provide necessary evidence on the need for such homes and their impact on development viability. Also concerned that strict adherence to the space standards could limit well designed and more affordable smaller homes that better meet needs (Home Builders Federation).	Noted. The viability implications of applying the space standards to new developments have been tested in the Council's 2019 Viability Assessment. Information on a local assessment is available to support the Publication Plan.

Representations on Policy XX: Sheltered Housing - Land South of Cams Alders	
Number of representations on policy: 2	Objection:1
	Support: 0
	Comment: 1
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Object to the allocation of Cams Alders as it would harm the pleasant wooded character of the Cams Alders open space and is inappropriate given that most of it is a SINC (Fareham Society).	Noted. The Publication Plan provides the justification for this allocation
<i>Comment</i>	
Advises that an alternative site should be found for the sheltered housing proposed at Cams Alders that avoids the loss of a SINC habitat. Where this is not possible it should be made clear in the policy how requirements set out within the NPPF, NERC Act 2006 and Fareham's own local policies on nature conservation will be met (Natural England).	Noted. The Publication Plan provides the justification.
Representations on Policy NE:XX Landscape	
Number of representations on policy:10	Objection:2
	Support: 4
	Comment:6
Issues Raised	Fareham Borough Council Response
<i>Objections</i>	
Object to the special landscape character designation introduced through the Local Plan Supplement. The site at Brook Avenue is a flat field used for grazing, is devoid of trees and as such, does not contribute to the special landscape character or quality of the area. Such a broad-brush application of this designation will conflict with the Council's objective to provide sufficient suitable, available and achievable sites to meet housing need (WYG on behalf of Anthony and Lisa King).	<p>Further evidence has been gathered on the exact boundaries of the Areas of Special Landscape Quality which is presented for the Regulation 19.</p> <p>The proposed policy does not preclude development in the ALSQ, just requires a Landscape Assessment to be completed alongside any planning application.</p>

Strongly object to the first sentence of the policy as believe it may lead to legal disputes over different interpretations of what ‘taking account’ might mean in respect of quality, local distinctiveness and sensitivity to change of landscape areas. Suggested deleting the sentence (CPRE).	Publication plan policy is amended.
<i>Support</i>	
Agree with the appraisal of valued landscapes and that these can be formalised with a policy for ‘Areas of Special Landscape Quality’. The decision to redefine strategic gaps is noted and suggest that a new Green Belt could achieve this (CPRE).	Noted.
Welcomes the proposed designation of 6 Areas of Special Landscape Quality within the Borough (Natural England).	Noted.
Welcome the fact that the Meon Valley strategic gap will be protected from development. Notes that the gap boundary is proposed to be amended and suggests this could be addressed through a statement of common ground and reflected in the supporting text of paragraph 2.9 (Winchester City Council).	Noted.
Welcomes the policy on Areas of Special Landscape Quality. Suggests minor amendments to policy text including to prohibit small scale development such as stables. The map of the ASLQ should also be extended to include the Posbrook Lane appeal site and the whole of the Wallington Valley (Fareham Society).	Noted. Policy has been reworded.
<i>Comment</i>	
The proposed Area of Special Landscape Quality (ASLQ) is too extensive and does not reflect the criteria in the Local Plan evidence base. Modifications are required to the ASLQ boundary to exclude areas that no longer represent unspoilt character and high scenic value (Michael Sparks Associates on behalf of Cambria Land Ltd).	Further evidence has been gathered on the exact boundaries of the Areas of Special Landscape Quality which is presented for the Regulation 19.
Consider that the Council should demonstrate where there is major development proposed in the ASLQ the scheme should demonstrate that it is in accordance with the criteria of the Council’s Landscape Sensitivity Assessment (Persimmon Homes).	Further text added to support the policy linking the need to assess planning applications against the Council’s landscape evidence.

Considers that ASLQ boundaries should be drawn to exclude proposed allocations otherwise it could unduly restrict developable areas and affect housing numbers (Turley on behalf of Reside Developments).	Further evidence has been gathered on the exact boundaries of the Areas of Special Landscape Quality which is presented for the Regulation 19.
Unclear as to the role of the strategic gaps in the Local Plan. As such, it is considered that those gaps within the identified ASLQ will broadly be considered more sensitive than outside them (Pegasus Group on behalf of Fareham Land and Bargate Homes).	Strategic gaps and ASLQs have different purposes and different spatial extents. The Publication Plan and its evidence distinguish.
Keen to work with the Council to ensure view to and from Portsdown Hill are adequately considered as both Local Plans progress. City Council will work with Fareham on cross boundary work to assess the landscape value of Portsdown Hill (Portsmouth City Council).	Noted.
Concerned that the wording of the policy does not provide sufficient protection for the Upper Hamble Valley, the Meon Valley, the Forest of Bere and Portsdown Hill (CPRE).	Noted. Policy has been reworded, in line with the text of the NPPF.
<b>Representations on Policy <u>NEXX Trees Woodland and Hedgerows</u></b>	
Number of representations on policy: 5	Objection:0
	Support: 3
	Comment: 4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
<i>Support</i>	
CPRE Hampshire agrees with any policy that supports the preservation or enhancement of trees, woodlands and hedgerows. (CPRE Hampshire)	Support noted.
Supportive of Policy. (Fareham Society)	Support noted.
Supportive of Policy. (RSPB)	Support noted.
Supportive of Policy. (Natural England)	Support noted.
<i>Comment</i>	

The reference to compensation is not understood. Is this mitigation or is it a net gain calculation? What is the compensation – financial contribution towards a larger net gain scheme? This should be clarified. ( <i>Winchester City Council</i> )	Position within policy clarified to reflect where trees are lost, appropriate replacement in a suitable locations is achieved.
There should be additional protection of valuable habitats such as SINCs. ( <i>Fareham Society</i> )	The protection of SINC habitats is covered under Policy NE1 Biodiversity, nature conservation and the local ecological network.
We believe that Para 4.24 should be moved to be within the policy rather than in the supporting text. ( <i>CPRE Hampshire</i> )	It is considered that the inclusion of para 4.24 within the policy is not required. The policy is sufficiently worded to protect trees, woodland and hedgerows as it stands.
It is critical that opportunities for the planting of new trees, woodlands and hedgerows consider the existing habitat value of areas where these new trees are proposed. Woodland and hedgerow creation should not undermine important open habitats such as chalk grassland or areas functionally linked to the Special Protection Areas (SPAs) used by waders and Brent Geese. ( <i>RSPB</i> ).	The Policy wording " <i>New planting shall be suitable for the site conditions</i> " reflects that's the provision of new trees, woodland and hedgerows need to be carefully considered so that they do not undermine important open habitats.
Recommend the policy includes requirements with regards to ancient woodlands and veteran trees to ensure development complies with the NPPF (Natural England).	Noted. Ancient woodland and veteran trees have been included into the policy.

### Representations on Policy NEXX Managing Flood Risk and Sustainable Drainage Systems.

Number of representations on policy: 5	Objection:0
	Support: 4
	Comment: 3
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
None	
<i>Support</i>	
Supportive of policy ( <i>Environment Agency</i> )	Support noted.



Supportive of policy ( <i>Hampshire County Council as Landowner</i> )	Support noted.
Supportive of policy ( <i>Hampshire County Council as Lead Local Flood Authority</i> )	Support noted.
Supportive of policy (Natural England)	Support noted.
<b>Comment</b>	
Second set of bullet points – This policy should apply to <b>all</b> developments that incorporate Sustainable Drainage Systems rather than developments that <b>are required</b> to incorporate. ( <i>Winchester City Council</i> )	Noted and Policy amended
There is no specific statement regarding surface water disposal and the protection of water resources and specifically the encouragement of including SuDS within the design of housing developments. ( <i>Portsmouth Water</i> )	The supporting text has been amended to cover surface water disposal and the encouragement of SuDS for all development. Protection of water as a resource is covered within a separate policy in the Local Plan.
There is no specific policy or statement on land affected by contamination and the potential impacts on the water environment. A “brown field” first policy would help to achieve remediation of land and improve water quality. In addition to this, the management of land contamination including appropriate investigations, risk assessment and remediation strategies is required. We recommend that a specific statement is included on land affected by contamination. ( <i>Portsmouth Water</i> ).	In line with National Policy and Guidance the Local Plan prioritises brownfield land first in its approach to meeting it's housing need. Contaminated Land is covered in the Design policy in the Publication Plan.
HCC as Lead Local Flood Authority would recommend that the text regarding 'Greenfield and Brown field run off rates and managing on-site surface water run-off' should be added to the 'planning permission will only be granted where' section, as these rules apply on all sites, not just those where SuDS are required. ( <i>Hampshire County Council as Lead Local Flood Authority</i> )	Noted. Policy amended.
All sites should be incorporating SuDS unless there is a very specific reason why this cannot be achieved and the County Council would recommend that all sites start from a principal of surface, open water SuDS as detailed in the Ciria SuDS manual, considered as industry best practice. ( <i>Hampshire County Council as Lead Local Flood Authority</i> )	Noted. Policy amended to include reference to CIRIA C753 SuDS Manual and that priority is given to SuDS which mimic and reflect natural drainage processes.

<p>HCC as Lead Local Flood Authority would also recommend that the following sentence is added to the relevant section of the next iteration of the Local Plan as the County Council is keen that the LLFA strategy is referenced in local plans and vice versa to highlight the joint working that is taking place:</p> <p>'Guidance set out by the Lead Local Flood Authority (LLFA) will be followed for developments in areas in Fareham which have been prioritised as high risk by the County wide Local Flood and Water Management Strategy'. (Hampshire County Council as Lead Local Flood Authority)</p>	<p>Noted. The text added to the supporting text section of the policy.</p>
<b>Representations on Policy <u>NEXX Climate Change</u></b>	
Number of representations on policy:9	Objection:0 Support: 6 Comment: 5
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
<i>Support</i>	
Supportive of Policy ( <i>Environment Agency</i> )	Support noted.
Supportive of Policy ( <i>Portsmouth Water</i> )	Support noted.
Supportive of Policy ( <i>Southern Water</i> )	Support noted.
Supportive of Policy. ( <i>RSPB</i> )	Support noted.
Supportive of Policy (Ilan Judd and Partners)	Support noted.
Supportive of Policy (Terence O'Rourke on behalf of Miller Homes)	Support noted.
<i>Comment</i>	
<p>The aims of this policy are not very clear as we understand from our meeting that it is intended to be an overarching policy with the detail contained in further policies in the existing draft plan with which it is intended to be read. In its current form, it makes reference to details which are not necessary if this is intended to be a high-level strategic policy. For example, the policy refers</p>	<p>The policy is intended to be high-level and overarching which details how the Local Plan in its entirety will ensure development mitigates and adapts to climate change. The finer details on how this is achieved i.e. through the setting of particular standards is described in each of the individual</p>

to higher water efficiency standards, but it is not clear from the text what standards are expected. We recommend the following RTPi document which gives some good examples of positive policies to counter the effects of climate change. ( <i>Winchester City Council</i> )	policies that relate to climate change. This has been made clearer in the supportive text in the Publication Plan.
To be effective The Climate Change Policy needs to specify the standards sought. The Policy should clearly state what standards are to be sought in new houses in terms of water conservation and energy efficiency. ( <i>Fareham Society</i> )	The policy is intended to be high-level and overarching which details how the Local Plan in its entirety will ensure development mitigates and adapts to climate change. The finer details on how this is achieved i.e. through the setting of particular standards is described in each of the individual policies that relate to climate change. This has been made clearer in the supportive text in the Publication Plan.
CPRE Hampshire agrees with Criteria b) to e) which are worthwhile and important. However, we feel that Criterion a) does not go far enough. 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. The principles of development and transport as set out in the Transport for New Homes checklist should be followed ( <i>CPRE</i> )	Noted.
Suggest that more explicit reference is made within the policy text to what those 'higher water efficiency standards' are, either with specific mention of the target itself or reference to the higher technical standard from building regulations. ( <i>Environment Agency</i> )	The policy is intended to be high-level and overarching which details how the Local Plan in its entirety will ensure development mitigates and adapts to climate change. The finer details on how this is achieved i.e. through the setting of particular standards is described in each of the individual policies that relate to climate change. This has been made clearer in the supportive text in the Publication Plan.
Portsmouth Water would strongly encourage Fareham as part of their higher standards in the Building Regulations for water consumption, to aspire to lower consumption figures than in the current draft local plan. Fareham is supplied jointly by Portsmouth Water and Southern Water, and we both have an aspiration for all customer to reach 100 litres/head/day by 2050 to improve environmental protection, reduce wastewater discharge and improve sustainable and resilient water use into the future. ( <i>Portsmouth Water</i> ).	The Local Plan requests the higher standard for water consumption that are set out within the Building Regulations. The supporting text within policy D4 covering water resources and quality encourages applicants to strive towards achieving the water companies targeted aspirations of 100 litres/head/day.

Portsmouth Water recommend a stand-alone 'Water Quality' policy, to protect groundwater quality. The suggested policy wording is included in our previous representation dated 25/07/2019. ( <i>Portsmouth Water</i> ).	Noted. The Local Plan has a standalone policy covering water quality and resources.
Considers there is a need to amend criterion d) of the policy, which requires higher water efficiency standards to be achieved. It is not currently clear against what baseline water consumption figures the policy will be assessed against. Accordingly, as currently worded the policy has clear scope for confusion and conflict at the determination stage (Terence O'Rourke on behalf of Miller Homes).	The policy is intended to be high-level and overarching which details how the Local Plan in its entirety will ensure development mitigates and adapts to climate change. The finer details on how this is achieved such as through higher water efficiency standards is given in Policy D4 of the Plan. The supporting text for the policy on climate change signposts to the correct policy (D4) relating to water efficiency standards.
<b>Representations on Policy <u>NEXX Air Quality</u></b>	
Number of representations on policy: 4	Objection:1
	Support: 2
	Comment:4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
The requirements for an air quality assessment on any development of 10 or more dwellings or more than 1,000 sqm, are more stringent than national guidance. ( <i>Bargate Homes</i> )	Fareham Borough Council was identified as one of the local authorities where the annual mean European Limit Value for NO <sub>2</sub> (40 µg/m <sup>3</sup> ) is at risk of being exceeded in future years. To ensure future major development does not contribute individually or cumulatively to exceeding limit values, air Quality Assessments are required to assess and mitigate any impacts on air quality. Guidance from Environmental Protection UK and the Institute of Air Quality Management also recommends that all major developments produce an air quality assessment, particularly if the background and future baseline air quality of an area is likely to approach or exceed the values set by air quality objectives. Furthermore, the Council's local information requirements states that an

	AQA is required for major developments for outline and full planning applications.
There is scope for any development which causes even a slight negative change in within AQMAs or Clean Air Zones to be refused based on bullet point a) of the policy. The requirement for mitigation to offset any effect is left open-ended and would benefit from further clarification. ( <i>Bargate Homes</i> )	AQMAs are designated because an area is not likely to achieve compliance with national air quality objectives, development will not be permitted where individually or cumulatively it leads to an exceedance in the air quality objectives. Development however will be permitted where it mitigates any identified air quality effects within Air Quality Management Areas (AQMAs) and/or any Clean Air Zones
<b>Support</b>	
Supportive of policy ( <i>Hampshire County Council</i> ).	Noted.
Support the requirement to future proof developments so they can be retrofitted with EV charge points, rather than requiring installation at the time of development. ( <i>Bargate Homes</i> )	Noted.
<b>Comment</b>	
Policy is welcomed. However, there should be a reference to the legal UK limits and the safe levels set by the World Health Organisation, and how air quality is to be monitored. The reference (17) paragraph 4.52, page 43 should be moved/deleted as it refers to greenhouse gases, predominantly CO2 rather than the main air pollutants. ( <i>Fareham Society</i> )	Noted.
This Policy's reference to 'smaller scale development' is not sufficiently precise to be effective. It is recommended that the Policy wording is amended to better define what is meant by the terms 'major' and 'small-scale' in relation to the type of development and threshold for which air quality assessment is required. In addition, it would be helpful to include a definition of Air Quality Neutral in the explanatory text or a glossary of terms to support the soundness of the Plan. There appears to be a typo in the Policy where it reads– 'a AQA' which perhaps should read 'an AQA' instead. ( <i>Hampshire County Council</i> )	Noted. Major development is defined in the NPPF. Typo amended.
Proposals are for developments to be 'air quality neutral' which is a policy currently exclusive to London. While this means that developments do not	Noted. Policy in the Publication Plan has been updated.

generate more emissions than is appropriate for the scale of the development and therefore shouldn't significantly affect development viability, if it does result in more air quality mitigation measures being required, these impacts should continue to be assessed alongside other policy requirements. (Bargate Homes)	
Concern that there is a lack of justification for scale of EV rapid charge points required in shared parking areas, especially given the requirement to deliver one charge point per dwelling. As such it is respectfully requested that further consideration and justification is given to this draft policy requirement (Terence O'Rourke on behalf of Miller Homes).	The requirement is to deliver 1 charge point per dwelling that has its own private off-street parking. There is therefore a need to provide EV charging points within developments that have shared parking areas in recognition that the charging points installed per dwelling with off street parking would be for the private use of the owner/occupier of that dwelling. This approach also accords with the aspiration of Government as set out in the publication Road to Zero Next steps towards cleaner road transport and delivering our Industrial Strategy.
<b>Representations on Evidence Base</b>	
Number of representations on policy:	Objection: 4
	Support: 2
	Comment:
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
<i>Settlement Boundary Review</i> – Gladman oppose the use of settlement boundaries. It is considered that these are an arbitrary tool to prevent sustainable proposals going ahead. Gladman believe that criteria-based policies are a more appropriate mechanism for assessing individual development proposals on their ability to deliver sustainable development (Gladman Developments).	Disagree. Settlement boundaries provide the starting point for directing development in more sustainable development. In addition, any new development proposal coming forward following the adoption of the Local Plan will need to be assessed against all relevant policies.
<i>SHELAA</i> – Re Old Street site ref 31 object to the site being discounted for landscape and ecological reasons. Consider that a proposed planting on site can address a shortfall of open in Hill Head/Stubbington and mitigate landscape impacts on site. (WYG on behalf of Bargate Homes)	Noted, site assessed by officers to establish suitability availability and achievability. In this instance the site is not considered suitable based on ecological advice, being



	adjacent to Titchfield Haven and as it forms part of the Meon Valley valued landscape.
<i>SHELAA</i> – Land at Brook Ave site 3050 objection that site discounted based on “highly sensitive landscape” as this contradicts the Sustainability Appraisal. (WYG on behalf of Landowners)	Noted. The site assessment has been updated in the latest SHELAA.
<i>SHELAA</i> – Maindell Pumping Station site 3213 objection to reason for discounting as “Site is unsuitable” lack of justification (WYG on behalf of Portsmouth Water)	Noted. SHELAA has been corrected to provide justification.
<b>Support</b>	
<i>SHELAA</i> – Support for inclusion of sites 3028 Copps Field and 3057 Newgate Lane as developable (WYG on behalf of Bargate Homes and Miller Homes)	Noted.
<i>SHELAA</i> - Supports the conclusions of the SHELAA, specifically in relation to the North of Downend SGA (Terence O'Rourke on behalf of Miller Homes).	Noted.
<b>Comment</b>	
<i>Settlement Boundary Review</i> – It is requested that the settlement boundary for the Western Wards is extended to include properties 60 – 86 Newtown Road, Warsash. It is considered that the properties are more akin to the urban area rather than countryside and that there are no physical or environmental constraints that would prevent small scale development coming forward. The inclusion of the site in the settlement boundary would also contribute towards the Council's housing requirement (Luken Beck on behalf of Landowners).	Noted. The Council undertook a review of the Settlement Boundaries to accompany the 2017 Draft Local Plan. The review has been updated to support the Regulation 19 Local Plan and there will be the opportunity to comment on the updated review during the consultation period.
<i>Settlement Boundary Review</i> – It is considered that a new settlement boundary should be created for all of the land west of Lockwood Road, north of Warsash Road, east of Brook Lane and south of Peters Road (Bryan Jezeph Consultancy on behalf of Mr Brian Edwards).	Noted. The 2017 Settlement Boundary Review proposes an extension to the western wards settlement boundary to include the housing allocation at Greenaway Lane (HA1).

<i>Settlement Boundary Review</i> – It is requested that Swanwick Lane and Botley Road should be included within the settlement boundary (Bryan Jezeph Consultancy).	Noted. The Settlement Boundary Review has been updated to support the Regulation 19 Local Plan and there will be the opportunity to comment on the updated review during the consultation period.
<i>Settlement Boundary Review</i> – Concern that the adopted Core Strategy made provision for a review of the settlement boundaries and that this review did not take place and therefore the current settlement boundaries are out of date (Bryan Jezeph Consultancy/BJC on behalf of Capital Homes Group).	Noted. The Council undertook a review of the Settlement Boundaries to accompany the 2017 Draft Local Plan. The Settlement Boundary Review has been updated to support the Regulation 19 Local Plan and there will be the opportunity to comment on the updated review during the consultation period.
<i>Settlement Boundary Review</i> – Gladman supports the introduction of a new settlement boundary for the existing built up area of Burrage. This would incorporate any sites that are proposed to be allocated through the Local Plan process (Gladman Developments).	Noted. The Settlement Boundary Review has been updated to support the Regulation 19 Local Plan and there will be the opportunity to comment on the updated review during the consultation period.
<i>Settlement Boundary Review</i> – It is requested that an extension is made to the settlement boundary for Lower Swanwick to incorporate land to the east of Bye Road, South of Swanwick Lane and Walpole Lane. This extension would include the recent planning permission for 7 self-build homes. (Bryan Jezeph Consultancy on behalf of Mr Dunleavy).	Noted. The Settlement Boundary Review has been updated to support the Regulation 19 Local Plan and there will be the opportunity to comment on the updated review during the consultation period.
<i>Settlement Boundary Review</i> – It is suggested that it might be preferable to define settlement policy boundaries for smaller settlements in the Borough in order to avoid confusion as to what might be considered ‘sustainably’ and ‘reasonably’ located (CPRE).	Noted. The Council undertook a review of the Settlement Boundaries to accompany the 2017 Draft Local Plan. The Settlement Boundary Review has been updated to support the Regulation 19 Local Plan and there will be the opportunity to comment on the updated review during the consultation period.
<i>Settlement Boundary Review</i> – The Council should review existing urban boundaries to ensure that windfall sites can come forward during the plan period (Luken Beck on behalf of Mr and Mrs Cole).	Noted. The Council undertook a review of the Settlement Boundaries to accompany the 2017 Draft Local Plan. The Settlement Boundary Review has been updated to support the Regulation 19 Local Plan and there will be the

	opportunity to comment on the updated review during the consultation period.
<i>SHELAA</i> – Site 3017 assessed as developable in 2017 SHLAA but discounted in 2019 SHELAA as not in accordance with development strategy. Should be assessed in accordance with PPG. (Turley on behalf of Taylor Wimpey)	As described in the SHELAA methodology para 4.19, the Council have considered the emerging plan, in particular the draft development strategy to inform the site assessments. This is in accordance with PPG Land availability Assessments para 018.
<i>SHELAA</i> - Considers that Site 3189 should be allocated as part of HA1 (Bryan Jezeph Consultancy on behalf of Land and Partners).	Noted.
<i>SHELAA</i> – Site 3002 should be assessed at higher yield of 99 dwellings as per planning app P/19/1260/OA. Also considers, that the commentary in the SHELAA should be updated to reflect the fact that the constraint in relation to Brent Geese and Waders can be mitigated through financial contributions. In addition, reference to the public right of way should be removed (WYG on behalf of Bargate).	Noted. The site assessment has been updated in the latest SHELAA.
<i>SHELAA</i> – Considers that the PRoW that extends along the northern boundary of Site 3028 (Land at Copps Field) should be incorporated into the masterplanning process. It is also considered that the same approach to mitigating Brent Geese and Waders used for Site 3002 should be applied to Land at Copps Field (WYG on behalf of Bargate).	Noted. Consistency in SHELAA addressed.
<i>SHELAA</i> - Considers that the commentary in relation to SHELAA site 3057 should be updated to reflect the fact that the constraint in relation to Brent Geese and Waders can be mitigated through financial contributions. In addition, reference to the public right of way should be removed. Considers that the SHELAA commentary should also be updated to reflect Hampshire County Council's condition requiring incidental extraction. Furthermore, the SHELAA commentary should also be reviewed in relation to the Newgate Lane relief road. (WYG on behalf of Miller Homes).	Noted. Consistency in SHELAA addressed. Highways consultation to ensure validity of comment.
<i>SHELAA</i> – Site 3190 (Land North of Titchfield Road) and Site 1341 (Land at Oakcroft Lane) should be clearly distinct from and separate to the wider SGA and delivered as standalone sites (Persimmon Homes).	Noted.

<i>SHELAA</i> – Sites 1040 (Land east of Burnt House Lane) and (Land West of Peak Lane) should be considered within the SGA masterplanning process (Persimmon Homes).	Noted.
<i>SHELAA</i> – Site (Land south of Titchfield Road) could contribute towards the Council's small/medium housing sites requirement (Persimmon Homes).	Noted.
<i>SHELAA</i> – Part of site 3098 (Land west of Cuckoo Lane) capable of delivering approximately 240 homes. Part of site 3098 (Land south of Titchfield Road) could contribute towards the Council's small/medium housing sites requirement. Persimmon consider that both sites in combination are unsuitable for development and therefore each site should be assessed on their own merits (Persimmon Homes).	Noted. Site is within an area of high landscape sensitivity which is highly susceptible to the intrusion of built development.
<i>SHELAA</i> – Site 1998 should be assessed at higher yield of 130 dwellings to achieve efficient use of land. In relation to the commentary in the SHLAA it is considered that the reference to the PRoW should be removed. In addition, it is considered that the access on the site should not act as a constraint to development (WYG on behalf of Vistry Homes)	Noted.
<i>SHELAA</i> – Site 3004 should be assessed as developable as it lies immediately east of the urban area boundary and "It does not fall within the Coastal Zone, nor within the Protected Area for Nature Conservation. It is simply identified as Countryside" could provide self-build opportunities. (Varsity on behalf of O&H Properties Ltd)	Noted. Site falls within Area of Special Landscape Quality which informs the Local Plan Development Strategy. Also located in unsustainable location which resulted in site being discounted.
<i>SHELAA</i> – Consider that site 3000 (60 Swanwick Lane) has been unfairly discounted based on the planning application that has been refused (Turley on behalf of Taylor Wimpey).	Noted. Site assessed in accordance with evidence and in line with the Local Plan development strategy.
<i>SHELAA</i> - The decision to reject Land at Newgate Lane (refs 3161 & 3129) as a potential allocation despite a proper landscape or character assessment is a failing of the <i>SHELAA</i> . The assertion that development would "not be in keeping with the settlement pattern" has not been explained or justified. This is contrary to Housing Site Selection Background Paper.	Noted. 2019 <i>SHELAA</i> outlines updated methodology which has been used to assess sites, rather than Housing Site Selection Paper from 2017.
<i>SHELAA</i> – Site 3222 Fareham Wharf should be considered developable due to available, achievable and sustainable location. Designation of Aggregates Wharf should not prevent development (Heaton Planning on behalf of Tarmac).	Noted. Site assessed in line with Hampshire Minerals and Waste Plan which safeguards the wharf designation.

<i>SHELAA</i> – sites which make up HA2 allocation identify problems with access off Newgate Lane (Gosport BC)	Noted. HA2 is no longer an allocation in the Local Plan.
<i>SHELAA</i> – To consider site 3244 and 0046 as part of the Rookery Farm site. (Ian Judd and Partners)	Noted. This site is no longer progressing in the Local Plan.
<i>SHELAA</i> – Consider that 30 additional homes can be viability delivered on the Swanwick Marina Site without impacting the vitality of the Marina. (CBRE on behalf of Premier Marinas).	Noted. Site assessment based on extant planning permission.
<i>SHELAA</i> - Down Barn Farm ( <i>SHELAA</i> site 3011) should be allocated for employment floorspace to meet employment needs in the Borough (Michael Sparks Associates on behalf of Cambria Land Ltd).	Noted. The site is located in a highly sensitive landscape setting.
<i>SHELAA</i> - Considered that the yield for Site 3121 (Land South of Funtley Road) is too low and should be increased to meet the Borough's housing requirement (Turley on behalf of Reside Developments).	Noted. Assessed in line with the outline application which has a resolution to grant planning permission.
<i>SHELAA</i> – Consider that the Land at Botley Road is suitable for allocation in the next iteration of the Local Plan, would offer additional flexibility and be available to meet unmet needs (Gladman Developments).	Noted.
<i>SHELAA</i> – the Land west of Botley Road should be allocated in the Local Plan (Bryan Jezeph Consultancy on behalf of Land Owners Group).	Noted.
<i>SHELAA</i> - Concerns that the land at Newgate Lane has been dismissed as a housing allocation purely on landscape reasons. Questions the process by which sites have been assessed and selected. Consider that there has been a lack of justification in relation to site being 'not in keeping with the settlement pattern' in the commentary. Also consider that the site is nitrate neutral, which is evidenced in the recently submitted planning application (Pegasus Group on behalf of Fareham Land and Bargate Homes).	Noted.
<i>SHELAA</i> - Increasingly concerned about by the incremental loss of the Solent Protection Area (SPA) supporting sites across the Solent and therefore concerned over the number of sites assessed as developable in the <i>SHELAA</i> . Concerned that there are a number of sites in the Solent Wader and Brent Goose Strategy that will be lost, in particular Romsey Avenue (Site 207) and Land between Fareham and Stubbington. Requests the removal of Romsey Avenue as a housing allocation on this basis (RSPB).	Noted. Development proposals would be required to mitigate impacts on the Solent Brent Geese and Waders in line with the Solent Brent Geese and Wader Strategy guidance.  Noted. This site is no longer allocated in the Local Plan.

<p><i>Landscape Assessment</i> – The 2017 assessment does not define the areas of special landscape character. There is a continued reliance on the 1996 landscape assessment without a review to define the landscape boundaries. Further clarification should be made to the site-specific landscape assessments to confirm that there should be a focus on the conservation of the distinctiveness of the landscape character of the Local Landscape Character Area (WYG on behalf of Bargate).</p>	<p>Further evidence on the Areas of Special Landscape Quality will be presented at Publication plan stage.</p> <p>Text added to supporting text to detail how the Landscape Sensitivity Assessment for an application should reflect the landscape evidence.</p>
<b>Representations on Sustainability Appraisal</b>	
<p>Number of representations on policy: 7</p>	<p>Objection:</p> <p>Support: 1</p> <p>Comment: 6</p>
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
<i>Support</i>	
<p>Supportive of the interim SA (Terence O'Rourke on behalf of Miller Homes).</p>	<p>Noted.</p>
<i>Comment</i>	
<p>The interim Sustainability Appraisal considers that the development of Old Street (SHELAA Ref 31) to have a, "likely adverse effect" on 3 sustainability objectives; to minimise carbon emissions and promote adaption to climate change, to conserve and enhance biodiversity and; to conserve and manage natural resources (SA5, SA7 and SA8). It is considered that the assessment of these SA objectives should be amended to positive, taking into account a future development proposal for the site and comments made in relation to an appeal decision APP/A1720/W/18/3200409. (WYG on behalf of Bargate Homes)</p>	<p>WYG note that the proposed planting strategy would have a positive effect on these SA objectives. Whilst this may be the case, mitigation is not taken into account in the assessment at the plan making stage. Whilst mitigation measures, such as tree planting and habitat creation, may be included in a developer's illustrative site plans, there is no certainty that these measures will be implemented or that they will be effective in mitigating the assessed impact at this stage. Therefore, a precautionary approach must be adopted. Note: in relation to landscape comments made by WYG, Areas of Special Landscape Quality have not been used in the assessment of landscape effects in the SA as these areas are intended to inform the location of development as opposed to forming part of the landscape baseline for the</p>



	Borough.
There are some discrepancies between the results for Land at 60 Swanwick Lane (site ID 3000) and Rookery Farm (site ID 46) particularly in relation to SA objectives 3,4,5,6, 8 and 11. Due to the close proximity of the two sites, it is considered that the SA should be reviewed and the assessments of the two sites re-done to ensure there are no inconsistencies. <i>(Turley on behalf of Taylor Wimpey).</i>	See rows below for responses to individual comments
Rookery Farm (site ID 46) is a former landfill site and working extraction site. Taking into account pollution from the M27 coupled with former land uses at Rookery Farm, we suggest that the site should score a likely strong adverse effect (--) in respect of SA6. <i>(Turley on behalf of Taylor Wimpey).</i>	Noted. This site is no longer progressing in the Local Plan.
Within the Sustainability Appraisal, Land at 60 Swanwick Lane (site ID 3000) has a likely negative effect with regards to SA3 Landscape and this is unreasonable. The SA assessment should take into account the illustrative masterplan for this site when undertaking the assessment. <i>(Turley on behalf of Taylor Wimpey).</i>	At the plan making stage, the assessment of impacts in the SA is undertaken without consideration of mitigation. Whilst mitigation measures, such as tree planting and screening, may be included in the developer's illustrative site layout, there is no certainty that these measures will be implemented or that they will be effective in mitigating the assessed impact, given that no landscape assessment has been undertaken at this stage. Therefore, a precautionary approach must be adopted. As a result, in this instance, site 3000 scores more adversely than site 46 due to its encroachment into LLCA 13.2a which has lower development potential than the LLCA to the south.
The detailed SA assessment for Rookery Farm assesses the short, medium, and longterm effects on the landscape as negative (-), yet it scores likely positive effect (+) in the Site Allocations Options Assessment. This demonstrates a lack of consistency. <i>(Turley on behalf of Taylor Wimpey).</i>	A High-level assessment is undertaken for all potential site options and the results are presented in the Site Options Report. The Council then use the results of this assessment to inform their decision as to a short list of sites proposed for allocation. The High-level assessment is just one of the factors considered by the Council in their decision making process. Only those site options proposed for allocation are then considered for Detailed Assessment. Where sites proposed

	<p>for allocation are predicted to result in significant adverse effects (--) or have more negative or uncertain effects than positive effects at the High-level assessment stage then they are taken forward for detailed assessment. This enables potential negative or uncertain effects to be scrutinised in more detail.</p> <p>By its nature, the detailed assessment applies a more in depth assessment of effects and therefore the scoring may differ from that at the High-level assessment stage</p>
the detailed assessment for Rookery Farm states that an LVIA should be carried out in the comments / mitigation column and sets out proposed mitigation measures. Had a detailed assessment of Land at 60 Swanwick Lane been carried out, landscape mitigation could have been considered and factored into the scoring in the SA. With an appropriate design, adverse landscape impacts could be avoided or mitigated. <i>(Turley on behalf of Taylor Wimpey)</i> .	Whilst mitigation measures are referenced in the Detailed Assessment Matrices, these are not taken account into the scoring for those reasons set out above.
In relation to SA4, it is interesting that Rookery Farm scores likely positive effects (+) while Land at 60 Swanwick Lane scores likely negative effects (-) and this is explained in the Interim Sustainability Report as due to the number of accessibility zones which the site falls within. It is not easy to understand from the report which datasets were used and how accessibility was calculated. The sites are in very close proximity to each other, so the variation in accessibility is surprising, particularly if it based on distance. <i>(Turley on behalf of Taylor Wimpey)</i> .	The accessibility datasets used in the assessment of SA4 are set out in Appendix III of the Site Options Assessment Report. These are taken from FBC's Accessibility Study 2018. Although sites 46 and 3000 are in relatively close proximity some of the accessibility distances are relatively small (e.g. bus stops 400m) and therefore even close by sites can score quite differently. Some sites also have large distances across and therefore accessibility in different areas of the site can differ.
As Rookery Farm and Land at 60 Swanwick Lane are approximately 120m apart, it would seem inconsistent that the two sites score so differently in relation to SA11. Land at 60 Swanwick Lane is in close proximity to Swanwick Nature Reserve and the current pre-application submission	<p>Sites in close proximity can score very differently. In this locality existing open spaces are predominantly located in Whiteley which is closer to site 46 than site 3000. Swanwick Nature Reserve is counted for site 3000.</p> <p>Open space to be provided as part of a development is not taken into account in the assessment. As for mitigation, there</p>

<p>proposes provision of a LEAP within the public open space, on the northern part of the site. <i>(Turley on behalf of Taylor Wimpey).</i></p>	<p>is no certainty at this stage that this will be provided and to what extent and therefore a precautionary approach is adopted.</p>
<p>The SA provides a Detailed Assessment Matrix for Rookery Farm, however the same level of analysis has not been undertaken for Land at 60 Swanwick Lane. In fact detailed assessments have only been undertaken for Rookery Farm and the two proposed Strategic Growth Areas: North of Downend and South of Fareham. <i>(Turley on behalf of Taylor Wimpey).</i></p>	<p>A High-level assessment is undertaken for all potential site options and the results are presented in the Site Options Report. The Council then use the results of this assessment to inform their decision as to a short list of sites proposed for allocation. The High-level assessment is just one of the factors considered by the Council in their decision making process.</p> <p>Only those site options proposed for allocation are then considered for Detailed Assessment. Where sites proposed for allocation are predicted to result in significant adverse effects (--) or have more negative or uncertain effects than positive effects at the High-level assessment stage then they are taken forward for Detailed Assessment. This enables potential negative or uncertain effects to be scrutinised in more detail. Site 3000 did not meet the criteria for Detailed Assessment.</p> <p>The SA report accompanying the Draft Local Plan in 2017 provided Detailed Assessment Matrices for all those proposed allocations in the Draft Plan meeting the criteria set out above. Only four additional sites (0046, 0086, 2843 and 3204) and two Strategic Growth Areas (North of Downend and South of Fareham) were considered within the Interim SA Report 2020 accompanying the latest Regulation 18 Local Plan Supplement. This is because these were new sites / SGAs proposed for allocation but were not considered in the 2017 SA Report. Of the four sites only site 46 met the criteria requiring detailed assessment. It was deemed appropriate to carry out detailed assessment for the two SGAs given the potential volume of development which could come forward in these areas.</p>

<p>Given that Newgate Lane South has now been constructed (as Newgate Lane East) it is requested that the effect of this on SA3 (landscape) is re-assessed for Land East of Newgate Lane South (A) (site ID 3002), Copps Field (Site ID 3028), Land East of Newgate Lane (Site ID 3057). (<i>WYG on behalf of Bargate Homes and Miller Homes</i>)</p>	<p>These sites fall within Woodcot - Alver Valley LCA which was classified as having low development potential in the 2018 LDA landscape assessment. It was acknowledged that the significance of landscape impact may be lessened following construction of Newgate Lane South however the 2018 LDA assessment notes:</p> <p>“... the influence [of Newgate Lane South] on the overall character of this area is relatively localised and, for the most part, the countryside character of the farmland on either side of the road (and its structure of hedgerows and trees) remains intact and not substantially urbanised.”</p> <p>LDA’s assessment of development potential for this area remains unchanged and hence the SA/SEA assessment is also unchanged.</p>
<p>It is requested that Sustainability Objective 8 is re-assessed in future iterations of the Sustainability Appraisal for Land East of Newgate Lane South (A) (site ID 3002), Copps Field (Site ID 3028), Land East of Newgate Lane (Site ID 3057), to take into consideration the favourable response from Hampshire County Council. See below</p> <p>“Following a review of the Minerals Safeguarding Assessment (MEWP Limited, January 2020) submitted in support of the planning application, Hampshire County Council as the Minerals Planning Authority (MPA) note that although no intrusive works have been undertaken the evidence presented is sufficiently compelling to argue that prior extraction would not be a viable option for the development.”</p> <p>“HCC would (however) request the following conditions to be included in any permission for this planning application, to be delivered through submitted construction management plans or similar, requiring a statement outlining: i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and ii. a method to record the quantity of recovered mineral (re-use on site or off site)</p>	<p>This has been subject to more detailed study.</p>

<p>and to report this data to the MPA.” (WYG on behalf of Bargate Homes and Miller Homes)</p>	
<p>A separate Transport Note has been prepared by iTransport to support the suggested amendment of SA objective 4 to a likely strong positive effect for Land East of Newgate Lane South (A) (site ID 3002), Copps Field (Site ID 3028), Land East of Newgate Lane (Site ID 3057). (WYG on behalf of Bargate Homes and Miller Homes)</p>	<p>The High-level Assessment of sites 3002, 3028, 3057 and site 3133 (cluster of all 3 sites) identifies that they fall within 7 of the 12 accessibility zones taken from FBC’s Accessibility Study 2018. They fall outside of the accessibility zones for the following facilities:</p> <p>Cafes (&gt;1000m)  Play equipment (&gt;800m)  Local centres (&gt;1600m)  Train stations (&gt;1600m)  Major employment areas (&gt;1600m)</p> <p>They fall within the accessibility zones for the following facilities:</p> <p>Accessible green and play space (&lt;800m)  Community and Leisure centres (&lt;800m)  Local shops (&lt;800m)  Primary schools (&lt;1200m)  GPs (&lt;1200m)  Secondary schools (&lt;1600m)  Bus stops (&lt;400m)</p> <p>The site falling outside of the major employment area accessibility zone appears to be the only discrepancy with the iTransport note. However, the site falling within one additional accessibility zone would not alter the SA scoring from +/- for objective SA4</p>
<p>A negative assessment has been recorded in respect of SA objective 8 (natural resources) for Brook Avenue (site ID 3050). However, it is also noted that the ALC is 3b. This classification, combined with the relatively small site area when considered for agricultural purposes, means that this negative</p>	<p>It is acknowledged that ALC 3b is not considered best and most versatile agricultural land. However, whilst the site area is relatively small (2ha), a large portion of the site (91.7%) is in agricultural use and therefore development of the site will</p>

assessment should not be considered as a constraint to development). ( <i>WYG on behalf of Lisa and Anthony King, Andrew Norris and Melanie Norris</i> ).	result in the loss of agricultural resource and therefore a score of a single negative is considered appropriate.
The SA must demonstrate that a comprehensive testing of options has been undertaken and that it provides evidence and reasoning as to why any reasonable alternatives identified have not been pursued. ( <i>Gladman</i> ).	Noted.
Many of the negative scores for Maindell Pumping Station (site ID 3213) would be offset by the benefits of the site, such as provision of new homes, low landscape sensitivity and the lack of site specific constraints such as flooding, CCMA's and nationally designated features. ( <i>WYG on behalf of Portsmouth Water</i> ).	Each of the SA Objectives is scored individually and is not combined into an overall sustainability score for each site as this risks masking some benefits or adverse impacts associated with the site from the decision making process. The individual scores against each sustainability objective are therefore taken forward by the Council in their decision making process of which sites proceed to allocation in the Local Plan. It should also be noted that the SA/SEA scoring is not the only factor taken into account in FBC's decision making process as to which sites are taken forward for allocation.
Historic England have produced an advice note for SA/SEA which can be accessed here: <a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a> (Historic England).	Noted.
MH generally agrees with the scoring and considers that it demonstrates that the site is suitable for housing. Noting that all development of greenfield sites will score negatively with respect to landscape character but, due to the size of the site, there is clear scope to mitigate any potential negative impacts. In relation to objective 6, the Site Options Assessment reports one historic landfill covering c.2% of the site; 3.2% SPZ1, 15.1% SPZ2, 15.1% SPZ3 and the fact that the site is adjacent to the M27 which is a significant noise source. Whilst there may be scope to mitigate some of these issues, Specifically MH does not agree with the scoring of objectives 6 and 7... Objective 6 has been scored as having a 'likely strong adverse effect' on account of two historic landfill sites which partially cover the site (c.1%), 1.8% SPZ1 and being adjacent to the M27. Given the size of the site and the small	as set out above, the SA/SEA assessment does not take mitigation into account as there is no certainty at this stage that these measures / conditions will be imposed and therefore a precautionary approach is required. Similarly for objective 7, whilst there may be scope to enhance biodiversity on site there is no detail of these measures at this stage and therefore a precautionary approach is applied and a 'mixed' score is deemed appropriate. The proximity of internationally designated features is also reflected in the 'mixed' scoring.



<p>areas affected, there is clear scope to appropriately mitigate any potential impacts. As such, MH would suggest that SEA objective 6 should be scored as 'likely adverse effects'.</p> <p>The current agricultural use of the site means that the existing value for biodiversity is limited. As such there is clear scope to enhance biodiversity through the development of the site. MH strongly believes SEA objective 7 should be scored as 'likely positive effect'. (Terence O'Rourke on behalf of Miller Homes)</p>	
<b><u>General comments relating to other policies in the Local Plan</u></b>	
Number of representations on policy:	Objection:
	Support:
	Comment:
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
Disappointed that there is no mention of a South Hampshire Green Belt in the Regulation 18 consultation and therefore, object to the consultation on this basis (CPRE).	Noted.
Gosport Borough Council maintains its strong objection in full to the proposed residential allocation at Newgate Lane (referred to in the previous Draft Fareham Local Plan (DFLP) (2017) as HA2) for the reasons set out below: <ul style="list-style-type: none"> <li>• The proposal would physically and visually diminish the long-established Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington;</li> <li>• The proposal will negate the benefits provided by the recent improvements to Newgate Lane with a negative impact on traffic flow and increased congestion to the detriment of Gosport Borough and Stubbington residents and the local economy including accessibility to the Solent Enterprise Zone at Daedalus;</li> </ul>	Noted. HA2 is no longer an allocation in the Local Plan.

<ul style="list-style-type: none"> <li>• The proposal will significantly harm the amenities of local Gosport residents by the introduction of new access points to existing residential areas, which due to the scale of the proposal would lead to a significant increase of traffic on residential roads;</li> <li>• The proposal, as previously described in the DFLP is very car dependent with no provision for public transport. This would exacerbate the number of trips using Newgate Lane;</li> <li>• There is insufficient information on supporting infrastructure required including education, medical and community facilities.</li> <li>• HA2 allocation was not subject to a second consultation as part of this Supplement given the problems that arose with the initial consultation in 2017 on the Draft Fareham Local Plan relating to the access arrangements to the site, particularly in relation to Tukes Avenue.</li> </ul> <p>(Gosport Borough Council).</p>	
<b>Support</b>	
Support the decision of the Council not to revisit the policies in the Welborne Plan. Also support the approach undertaken in the Local Plan 2036 in terms of reviewing the Welborne delivery (Buckland Development).	Noted.
Support the recommendation that a zero CIL rate should be applied to Welborne (Buckland Development).	Noted.
Welcomes recognition that Welborne could be delayed and smaller, less constrained sites which can be delivered in the early part of the plan period are required (WYG on behalf of Vistry Group).	Noted.
Supports LP Policies SP4 and R1 for setting a positive policy framework approach for ensuring the vitality and viability of town centre (Savills on behalf of Madone Ltd).	Noted.
Supports LP Policies SP4, H1 and parts of R2 in seeking residential development within Fareham Town Centre (Savills on behalf of Madone Ltd).	Noted.
Support the inclusion of land to the rear of No's 1 and 5 Woodlands for Policy HA8 Pinks Hill (Mr Phelan).	Noted.
Support the Council's intention to provide a proportion of unmet need within its administrative boundaries (Persimmon Homes).	Noted.

Support the retention of allocation HA1 in the next iteration of the Local Plan (Bryan Jezeph Consultancy on behalf of Land and Partners).	Noted.
Supports the intention of the Council to allocate HA2 in the Regulation 19 version of the Draft local Plan (WYG on behalf of Bargate/Miller Homes).	Noted. HA2 is no longer an allocation in the Local Plan.
Supports recognition that Welborne could be delayed and smaller, less constrained sites are needed (WYG on behalf of Bargate/Miller Homes/Portsmouth Water and various Landowners).	Noted.
The Council's recognition that the housing need is likely to change in light of updated affordability ratios and unmet need is welcomed (Turley on behalf of Reside Developments).	Noted.
Support the Local Plan's spatial approach which emphasises opportunities for the waterfront area. Also, support the approach of policies SP4, H1 and EC1 (Heaton Planning on behalf of Tarmac).	Noted.
<i>Comment</i>	
Suggests the inclusion of land at Hook Park Road as an allocation for self build home (Varsity Town Planning on behalf of O&H Properties).	Noted. The site has not been assessed as developable. Details can be found in the SHELAA
Policy R2 of the 2017 Draft Local Plan does not define what is a reasonable period of time. In addition, where there is an alternative use proposed further detail should be provided that it contributes to the vitality and viability of the town centre (Savills on behalf of Madone Ltd).	Noted. The retail chapter has been significantly amended since the draft plan was published in 2017 for the regulation 18 consultation. This has been addressed in the regulation 19 publication plan
The Draft Local Plan should seek minimum density standards for residential development to allow for more homes within Fareham Town Centre, unless there is a justification as to why this would be inappropriate (Savills on behalf of Madone Ltd).	Noted.
Concern that Policy R2 of the 2017 Draft Local Plan places onerous obligations on landlords that delay investment and delivery of uses that support the vitality and viability of Fareham Town Centre. In addition, the policy does not set out a range of uses as outlined in the NPPF, and therefore request the policy is re-drafted to take account of Use A1 – A5 and Class D2 (Savills on behalf of Madone Ltd).	Noted. The retail chapter has been significantly amended since the draft plan was published in 2017 for the regulation 18 consultation.

Highly recommend that the draft Local Plan includes a policy on biodiversity net gain, which should be compliant with the mitigation hierarchy and include monitoring with indicators to demonstrate the amount and type of gain provided through development. In addition, suggests the Council should consider the requirements of the NPPF and seek opportunities for wider environmental net gain where possible. Also advise that reference is made to the Hampshire Ecological Network Mapping dataset (Natural England).	Noted. Plan includes biodiversity net gain policy.
Concern that reference in Policy SP4 of the 2017 Local Plan to provide parking in line with the standards outlined in the Residential Parking Standards SPD would not be appropriate for the Town Centre (Savills on behalf of Madone Ltd).	Noted. The draft plan has undergone significant amendments since it was published in 2017 for the regulation 18 consultation. This policy no longer forms part of the local plan.
Considers that Appendix D (referenced at criteria a) of the 2017 Draft Local Plan should be updated to reflect the proposals for the southernmost part of the site, which include access from Brookers Lane only and a green buffer along the western boundary. The supporting text should be updated to reflect the fact that the Newgate Lane East relief road has been constructed and is now open (WYG on behalf of Bargate).	Noted. This site is no longer allocated in the Local Plan.
Compact neighbourhoods, i.e. neighbourhoods with higher street connectivity (typically designed using finer grid patterns) with diverse land use mixes and greater residential densities are generally more conducive to non-motorised transport.  Provision of local amenities can improve mobility and social engagement among older adults. Mixed land use developments that prioritise access to schools, recreational centres and social amenities can increase physical activity among children, adolescents and older adults. (HCC Public Health)	Noted.
Consider that the employment buffer in Appendix F of the Draft Local Plan should be removed at the northern point of the site at Pinks Hill. Consider that it is not required to secure acceptable living conditions for future residents. In addition, the Draft Framework should be updated to reflect a higher density and remove employment units (WYG on behalf of Vistry Group).	Noted. This isn't considered part of employment supply. Appendix F to be updated.

Considers that all housing allocation capacities should be preceded by the term 'minimum of' to provide flexibility to the policy and so that the capacities are not viewed as caps (Turley on behalf of Reside Developments).	Noted. The allocations illustrate the indicative dwelling numbers as outlined in the SHELAA methodology.
Council is requested to delete the reference to the legal covenant in criteria a) of HA26 in the 2017 Draft Local Plan. It is also suggested that criteria f) and g) should be reviewed as it is not considered that the site should make the financial contributions currently sought (Bryan Jezeph Consultancy on behalf of Southcott Homes).	Noted. Evidence provided that reference to covenant can be removed. Local plan requirement that development should make contributions to provide for infrastructure.
Consider that land at 60 Swanwick Lane provides an opportunity to deliver housing and open space on a medium-sized site in a sustainable location early in the Plan period and therefore should be allocated for development (Turley on behalf of Taylor Wimpey).	Noted. The site has not been assessed as developable. Details can be found in the SHELAA
Considers that the Council should ensure it monitors progress made by neighbouring authorities with their Local Plans to ensure cross boundary strategic issues are addressed effectively. In addition, it is considered that the Regulation 19 Local Plan should not be published until the work of the Partnership for South Hampshire has concluded and the plan can reflect the outcome of that work (Gladman Developments).	Noted. The Council has undertaken a thorough process of cooperation with neighbouring authorities and stakeholders as documented in the Duty to Cooperate Statement. This has identified strategic issues that have formed the basis for ongoing cooperation. PfSH are working on a Statement of Common Ground to identify Strategic Development Opportunity Areas (SDOAs) that could be selected to address the identified unmet need in the sub-region. This work is likely to continue into 2021 and the Council will remain an active partner in discussions. However, the Council considers it unnecessary to wait for the outcome of the PfSH work due to two main reasons. First, Fareham Borough Council are members of PfSH and as such are party to the discussions and technical assessment undertaken on potential SDOAs within the borough. It is confident that the assessments undertaken on behalf of PfSH will corroborate its own technical work and support the proposals for the two Strategic Growth Areas including within this Publication Plan. Second, the Council has undertaken bilateral conversations with neighbouring authorities through the Duty to Co-operate obligation and is aware of the unmet

	need arising there and the borough's capacity to address any unmet need.
It is considered that Draft Local Plan does not meet key requirements in the NPPF because a number of schemes identified are questionable and at risk. Concerned that the impacts of the Local Plan have not been reviewed in sufficient detail to identify what type of mitigation is required, when it is required and how the necessary funding for identified transport infrastructure will be secured (Pegasus Group on behalf of Fareham Land and Bargate Homes).	The Council has produced a Strategic Transport Assessment (STA) as part of the evidence base in support of the Local Plan. The STA identifies the points on the network where the Local Plan development is predicted to have a significant or severe impact. The STA sets out the level of mitigation required at those locations to make those impacts acceptable. These schemes are identified in the Policy and are listed in the Infrastructure Delivery Plan.
Advise the Local Planning Authority to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river (Marine Management Organisation).	Noted.
Development proposals that fall within Groundwater Source Protection Zones need to take into consideration the high sensitivity of the groundwater environment. Also suggest a standalone water quality policy and a policy relating to land contamination (Portsmouth Water).	Noted.
Prior to the allocation of 1-2 The Avenue we would recommend the implications of climate change on this flood zone, and the site are considered to ensure the development is safe for its lifetime (Environment Agency).	This site is being considered within the councils Local SFRA which takes into account the new climate change allowances released by the Environment Agency.
Encourage the use of detailed site requirements as part of allocation policies and where appropriate development briefs and master plans. It is considered that the significance of heritage assets, and the potential of allocations on that significance, will need to be fully understood and justified as early as possible in the plan making process. Expect to see reference in the policy for an allocation to the need to conserve and seek opportunities to enhance any heritage assets that would be affected by development, including their setting and the need for high quality design (Historic England).	Noted.
HCC recommend that the Council: <ul style="list-style-type: none"> <li>Maintain a supply of housing that meet a wide range of community needs;</li> </ul>	Noted.



<ul style="list-style-type: none"> <li>• Maximise the provision of new affordable housing, including specialised housing for those with a health or social care need throughout the Borough, including rural areas;</li> <li>• Include policies to achieve healthy, inclusive and safe places, which: promote formal and incidental social interaction, minimise social isolation, are safe and accessible and which enable and support healthy and active lifestyles (including the provision of green and blue infrastructure) This includes ensuring homes are built to nationally described space standards and Build Regulations.</li> </ul> <p>(Hampshire County Council).</p>	
Concerned about the allocation of 1-2 The Avenue could lead to some loss of employment use close to the Town Centre (Fareham Society).	Noted. This site is no longer progressing as an allocation in the local plan.
Objects to HA2 inclusion. Notes that SHELAA still refers to an upgraded access onto Tukes Avenue. (Cllr Philpott Gosport)	HA2 is no longer an allocation in the Local Plan.
Concerned that the allocation at 20 Botley Road could harm the character and appearance of the area and neighbours living conditions (Fareham Society).	Noted. This site is no longer progressing as an allocation in the local plan.
Concerns that the Council is not fulfilling its Duty to Cooperate because it is not considering the outcome of the PfSH work on Strategic Development Opportunity Areas as part of the sub-regional statement of common ground (Gosport Borough Council).	The Council has an obligation to work with neighbouring authorities in order to identify and address unmet need within the region. This work is being undertaken through the Partnership for South Hampshire (PfSH), which the Council sits on. PfSH are working on a Statement of Common Ground to identify Strategic Development Opportunity Areas (SDOAs) that could be selected to address the identified unmet need in the sub-region. This work is likely to continue into 2021 and the Council will remain an active partner in discussions. However, the Council considers it unnecessary to wait for the outcome of the PfSH work in relation to the question of Fareham's contribution to unmet need due to two main reasons. First, as has been mentioned Fareham Borough Council are members of PfSH and as such are party to the discussions and technical

	assessment undertaken on potential SDOAs within the borough. It is confident that the assessments undertaken on behalf of PfSH will corroborate its own technical work. Second, the Council has undertaken bilateral conversations with neighbouring authorities through the Duty to Co-operate obligation and is aware of the unmet need arising there and the borough's capacity to address any unmet need.
<b>Representations on Employment</b>	
Number of representations on policy:	Objection: 1
	Support: 1
	Comment: 4
<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
<i>Objections</i>	
<p>The Group objects to the current plan proposals on the following grounds:</p> <ul style="list-style-type: none"> <li>• There are no new employment land allocations proposed</li> <li>• The existing employment land allocations at Daedalus and Welborne do not meet the needs for SMEs or general commercial businesses.</li> </ul> <p><b>(Hampshire Chamber of Commerce)</b></p>	<p>There are no new proposed allocations in the plan as the existing 'supply' of sites provides the council with sufficient sites to meet overall demand. However, it is recognised that SMEs and other general businesses require a range of sites and flexibility, and hence the Publication Plan includes a policy supportive of extensions and intensification of existing sites, and new sites outside the urban area.</p>
<i>Support</i>	
<p>The Council welcomes the contribution of the proposed Daedalus and Welborne allocations for meeting both local and wider strategic employment needs. The sub-regional importance of the Solent Enterprise Zone is also recognised in terms of the wider employment, skills and training opportunities this will continue to provide.</p> <p><b>(Eastleigh Borough Council)</b></p>	Noted.
<i>Comment</i>	
<p>Portsmouth and Fareham's authority area's form part of a wider market area. The exact quantum of employment floorspace required in Portsmouth is still being ascertained. Portsmouth has a limited number of potential sites</p>	<p>Noted. The Strategic Site at Welborne will contribute to both local and sub-regional employment needs.</p>

available for additional employment land and assessments indicate that a shortfall could be possible (B1 - B8 class uses). There is potential within the wider market area to provide for employment need, and the City Council request joint working with Fareham Borough Council to consider this further through PfSH or other discussions. <b>(Portsmouth City Council)</b>		
Approximately 30 additional homes could be viably delivered on the Marina site, without undermining or impacting upon the vitality of the Marina as both a key leisure and employment site within Fareham, and without causing harm to the sensitive receptors adjacent to the site. <b>(Swanwick Marina)</b>		Noted. The Boatyards policy will continue to apply to Swanwick Marina.
Considers that there is currently insufficient land to meet employment needs in Fareham in the short term <b>(Michael Sparks Associates on behalf of Cambria Land Ltd).</b>		Noted that the delivery of Welborne remains in employment land supply. The policies concerning existing employment areas and proposed allocations at Daedalus, Solent 2 and Standard Way will provide for employment requirements in the short term.
Reference to employment area on northern part of Land at Pinks Hill in Draft Development Framework at Appendix F of the Draft Local Plan should be removed. In addition, the 'employment buffer' not required (noise modelling has been carried out) <b>(WYG on behalf of Vistry Group).</b>		Noted.
<b>Topics</b>	<b>Representations on Transport and Infrastructure</b>	
	Number of representations on policy:	Objection:
		Support:
		Comment:
	<b>Issues Raised</b>	<b>Fareham Borough Council Response</b>
	<i>Objection</i>	
Transport Sustainable Transport	The Group objects to the current plan proposals on the following grounds:	The Plan is supported by a comprehensive Transport Assessment that addresses the issues relating to road

	<ul style="list-style-type: none"> <li>• The plan should address the issues relating to road infrastructure; its capacity, interactions with existing networks and funding complications.</li> <li>• Junction 10 needs to be fully funded and constructed.</li> <li>• The plan should strengthen considerably provision for additional sustainable transport services and infrastructure including: bus rapid transit, railway development (including a new station at Knowle Hospital to serve Welborne), as well as more pedestrian links and cycleways. All should take account of the Transforming Cities Fund for the Solent and recent Government announcements on bus services, infrastructure, cycling and general sustainable transport initiatives.</li> </ul> <p><b>(Hampshire Chamber of Commerce)</b></p>	<p>infrastructure, its capacity and interactions with existing networks. The TA assess the impact associated with the proposed Local Plan growth and demonstrates mitigation. Sustainable Transport services in the form of Rapid Transit are referred to in the Infrastructure Policy within the plan with links made to specific junctions where rapid transit schemes are likely to take place. In addition, the plan links to the Local Cycling and Walking Infrastructure Delivery Plan (LCWIP) produced by the Highway Authority.</p>
HA2	<p>The County Council in its capacity as Local Highway Authority submitted an objection to policy HA2 Newgate Lane South. This objection remains valid and is restated. The proposed housing allocation which is likely to both increase the levels of out-commuting from the peninsula in the morning peak travel period and negate the purposes of the Newgate Lane improvements is not supported.</p> <p><b>(Hampshire County Council as Highway Authority)</b></p>	<p>Noted. HA2 is no longer an allocation in the Local Plan.</p>
Updated TA	<p>In the absence of an updated TA, the County Council in its capacity as Local Highway Authority is submitting a holding objection until such time as a revised Local Plan TA has been produced and finalised and the strategic impacts of the proposed allocations and the two Strategic Growth Areas (SGAs) have been adequately assessed with evidence that any significant impacts can be mitigated.</p> <p><b>(Hampshire County Council as Highway Authority)</b></p>	<p>The Strategic Growth Areas will not form part of the Local Plan.</p>
Stubbington Bypass	<p>The County Council is seriously concerned that the introduction of significant further development anywhere within the general area outlined within the South of Fareham SGA is likely to have a highly detrimental impact on the Stubbington bypass, regardless of whether the development accesses the bypass directly or the traffic generated by</p>	<p>Noted. Strategic Growth Area not progressing in the Local Plan.</p>

	<p>the development accesses the route indirectly. For this reason, the County Council objects to the principle of the designation of a SGA in this area</p> <p><b>(Hampshire County Council as Highway Authority)</b></p>	
Newgate Lane	<p>That this Council maintains its strong objection in full to the proposed residential allocation at Newgate Lane:</p> <ul style="list-style-type: none"> <li>- The proposal will negate the benefits provided by the recent improvements to Newgate Lane with a negative impact on traffic flow and increased congestion to the detriment of Gosport Borough and Stubbington residents and the local economy including accessibility to the Solent Enterprise Zone at Daedalus;</li> <li>- The proposal will significantly harm the amenities of local Gosport residents by the introduction of new access points to existing residential areas, which due to the scale of the proposal would lead to a significant increase of traffic on residential roads;</li> <li>- The proposal, as previously described in the DFLP is very car dependent with no provision for public transport. This would exacerbate the number of trips using Newgate Lane;</li> <li>- There is insufficient information on supporting infrastructure required including education, medical and community facilities.</li> </ul> <p><b>(Gosport Borough Council)</b></p>	Noted. This site is no longer allocated in the Local Plan.
South of Fareham SGA	<p>The Council strongly objects to the designation of Strategic Growth Areas (SGAs) including the South of Fareham SGA within the current Strategic Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington for the following reasons:</p> <ul style="list-style-type: none"> <li>• It is imperative to safeguard effective strategic transport routes through the Strategic Gap to improve accessibility to, and from, the Gosport Peninsula to support the local economy. Further housing allocations will individually and cumulatively exacerbate accessibility constraints</li> </ul>	Noted. The Strategic Growth Areas are not progressing in the Local Plan.

	<b>(Gosport Borough Council)</b>	
	<i>Support</i>	
Sustainable Transport and Mass Transit	Strategic Growth Area Policy. We would like to see <b>reference to sustainable transport and mass transit as part of the policy</b> . We hope that Fareham BC will feel empowered to reject any masterplan that does not include this aspect. The principles of development and transport as set out in the Transport for New Homes checklist should be followed. <b>(CPRE)</b>	Noted. The Strategic Growth Areas are not progressing in the Local Plan.
SEHRT Network	The revised development strategy should include the future extension of the SEHRT network: <ul style="list-style-type: none"> <li>• west of Fareham town centre towards Segensworth, Swanwick Station, Whiteley and the North Whiteley major development area;</li> <li>• to serve the Solent Enterprise Zone at Daedalus and adjacent coastal settlements;</li> <li>• as part of the master planning for the two Strategic Growth Areas (north of Downend and south of Fareham).</li> </ul> <b>(Hampshire County Council as Highway Authority)</b>	Noted. The Transport and Other Infrastructure policy references the rapid transit and identifies junctions and routes where safeguarding is necessary.
Rookery Farm Active modes	<u>Rookery Farm housing allocation (150 dws).</u> This allocation is close to Swanwick railway station. The County Council supports the opportunity for this site to provide high quality walking and cycling routes to Swanwick station. This may include a new active modes bridge over the motorway and enhanced interchange at Swanwick Station with new local bus services. The development brief also needs to include provision for off-site improvements to address the inadequate bus, walking and cycling connections to the Segensworth business parks. <b>(Hampshire County Council as Highway Authority)</b>	Noted. This site is no longer progressing in the Local Plan.
Cams Alders routes to BRT	<u>Sheltered housing – land south of Cams Alders (60 dws).</u> This new development allocation needs to be supported by a Transport Assessment and should include new pedestrian and cycle connections to the Eclipse busway corridor.	Noted. The development allocation policy includes requirement to contribute towards schemes/routes set out in the LCWIP.



	<b>(Hampshire County Council as Highway Authority)</b>	
SEND planning	The main principle of current and future provision is that we will seek to provide local schools for local children. The inclusion of the need to mitigate the impact on school places and early years facilities is welcomed. This will also need to account of any need for additional SEND places. <b>(Hampshire County Council as Education Authority)</b>	Noted. Approach has been agreed with Education Authority and relevant requirements specified in IDP.
Rookery Farm Allocation	<u>Rookery Farm</u> Hampshire County Council has concluded that sufficient aggregate recycling capacity is currently in place to deal with the additional waste and as such no objection to this allocation will be raised. <b>(Hampshire County Council as Minerals and Waste Authority)</b>	Noted.
SGA ROW	The County Council welcome that the Strategic Growth Area: South of Fareham policy proposes to retain existing Public Rights of Way and would welcome further discussions on the impacts and opportunities for PRow in relation to future housing allocations in the Borough. <b>(Hampshire County Council as ROW/Highway Authority)</b>	Noted. The Strategic Growth Area is not progressing in the Local Plan.
Infrastructure requirements/Transport modelling	The intention to provide specific infrastructure requirements of each of the proposed allocations submitted as part of the evidence base to support the Publication Plan is welcomed. Increased certainty in relation to financial contributions is also welcomed. <b>(WYG on behalf of Bargate/Miller Homes/Portsmouth Water/Vistry Group and various Landowners)</b>	Noted. IDP evidences infrastructure requirements where specified for proposed allocations.
Transport modelling	Supports the conclusion in the Council's updated evidence base (transport modelling) that HA2 can be delivered with access via, Newgate Lane, with no material impacts on journey time. <b>(WYG on behalf of Bargate/Millers Homes)</b>	Noted. The HA2 site is no longer an allocation in the Local Plan..
<i>Comment</i>		
North of Downend good transport links	North of Downend is better located to accommodate unmet housing need from Portsmouth, with a close geographical proximity to the city and good transport links via the M27/ A27, Portchester railway station and the proposed Bus Rapid Transit (BRT) line.	Noted.

	<b>(Portsmouth City Council)</b>	
Cross border pupil movement	PCC continues to maintain close links with Hampshire County Council as Education Authority due to cross border pupil movement. Development on the proximity of this border can impact the availability of school places across authorities and therefore the timing and size of development should be closely monitored to ensure the continued availability of school places during the life of this plan. <b>(Portsmouth City Council)</b>	Noted. Education Authority have informed FBC to that effect and are feeding into the Plan process accordingly.
Promotion of SEHRT	The City Council would encourage that the promotion and development of the emerging SEHRT network is put at the forefront of any future development plans across the Fareham BC area. Equally, opportunities to build in walking and cycling facilities (such as those identified in Portsmouth's Local Cycling and Walking Infrastructure Plan, currently in development) to connect in with existing routes linking Portsmouth to Fareham, should be prioritised to ensure that new and existing residents have a full range of travel options available. <b>(PCC)</b>	Noted. Local Plan policy references SEHRT (rapid Transit) and need to safeguard land and seek opportunities to support its delivery. Plan also links to LCWIP for contributions towards walking and cycling routes/schemes.
Highway Impacts	The relationship of the report on <i>SRTM modelling</i> to the Local Plan Supplement is not clear, but the modelling does give cause for concern on highway impacts. <b>(Fareham Society)</b>	The SRTM modelling is the basis for the TA, which explains the impact of development on the local highway network. The findings from the TA show that at the strategic level, the highways impact from the new development can be satisfactory mitigated.
Access defined and agreed upfront	The proposed means of access for both SGA areas needs clarification to ensure that a satisfactory and affordable solution could be found. The Society would not wish to see the situation, as at Welborne, where legitimate concerns on highway impacts remain unaddressed and access costs have led to a reduction in affordable and Passivhaus housing. <b>(Fareham Society)</b>	Noted. The Strategic Growth Areas are no longer progressing in the Local Plan.
Reject development which doesn't accord	Recognise that Fareham BC aspire to have 'good growth' with existing and proposed transport corridors influencing choice of development, but	Noted. Opportunities for locating development in proximity to rail

with transport good growth	<p>we feel a simple aspiration 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.</p> <p><b>(CPRE)</b></p>	hubs/network are limited in Fareham. Where relevant and applicable policy specifies links to public transport hubs, particularly Swanwick Station.
Early years requirements	<p><u>Rookery Farm 150 units</u> The site specific requirements refer to 'Local Schools and early-years childcare infrastructure' This site will most likely generate demand for between 12 and 15 early years places.</p> <p><u>North of Downend</u> S106 allocation of land to allow an early years developer to build and operate a new nursery for 80 – 100 children</p> <p><u>South of Fareham</u> large area and depending on location and development size, consideration needs to be given to allocating sites for early years development as above. Childcare facilities should either be associated within / alongside community facilities or in a dedicated space identified and available for development. There are advantages with locating adjacent to, or combined with, primary school sites. For dedicated nursery/childcare facilities, area of 0.25 hectares. For combined school / pre-school sites this can be reduced to 0.2 hectares.</p> <p><b>(HCC Early Years)</b></p>	Noted. This site is no longer progressing in the Local Plan.
Cumulative impact/increase on SRN	<p>We would be concerned if any material increase in traffic were to occur on the SRN as a result of planned growth in Fareham without careful consideration of mitigation measures. 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 this would include land close to J11 being promoted for commercial use. Any impacts on the SRN will need to be identified and mitigated as far as reasonably possible. We will support proposals that consider sustainable measures which manage down demand and reduces the</p>	Noted. HE comments were fed into the TA process and additional work undertaken to satisfy the concerns. HE is a key stakeholder in the TA process and is consulted with on regular basis.

	<p>need to travel. Infrastructure improvements on the SRN should only be considered as a last resort. Proposed new growth will need to be considered in the context of the cumulative impact from already proposed development on the M27.</p> <p><b>(Highways England)</b></p>	
Downend Source Protection Zone	<p>Land West of Portchester falls within a Groundwater Source Protection Zone (SPZ). Any development proposals within these areas that fall within the Groundwater Source Protection Zone (SPZ) will need to take into consideration the high sensitivity of the groundwater environment. There will be certain constraints and measures that will to be implemented to protect groundwater quality.</p> <p><b>(Portsmouth Water)</b></p>	Noted. Groundwater Source Protection Zone identified within the master planning work for the site.
SEHRT as intervention	<p>The TA will need to assess the strategic impacts of the housing allocations and propose a package of mitigation measures. The proposed package of interventions will need to include the South East Hampshire Rapid Transit network (elements of which are the subject of a Transforming Cities Bid with a reasonable chance of being funded by 2024) as well as cycle routes identified in the draft Local Cycling and Walking Infrastructure Plan.</p> <p><b>(Hampshire County Council as Highway Authority)</b></p>	Noted. The SEHRT importance is reflected in Policy and addressed in the TA. LCWIP routes/schemes form a key element sustainable transport measures and site allocation policy links to the LCWIP.
Positive statement about BRT/SEHRT	<p>The draft local plan needs a more positive statement about Bus Rapid Transit (BRT) including updates on the extension of the southern section of the Eclipse busway to Rowner Road in Gosport and the recent Transforming Cities Fund (TCF) bid in November 2019 to government for funding the South East Hampshire Rapid Transit network (SEHRT).</p> <p><b>(Hampshire County Council as Highway Authority)</b></p>	Noted. Policy refers to Rapid Transit and need to safeguard the route and junctions.
Consistent approach to BRT/SEHRT	<p>Needs to be a consistency when referring to BRT in Fareham because various different terms are used throughout the draft plans both in the text and policies with terms including: bus rapid transit, rapid transit bus route, a high frequency bus route and A27 rapid transit bus services. These references need to clarify the difference between purely an enhanced local bus route and a bus rapid transit corridor. The County Council recommends that when referring to the defined bus rapid transit</p>	Noted.

	<p>corridors that the non-bus specific term of South East Hampshire Rapid Transit (SEHRT) is used.</p> <p><b>(Hampshire County Council as Highway Authority)</b></p>	
Developer Contributions for Education	<p>In line with central government guidance on developers' contributions the County Council expects financial contributions from developers in order to fully mitigate the impact of their development on children's services facilities.</p> <p><b>(Hampshire County Council as Education Authority)</b></p>	Noted. Education requirements reflected in IDP and site allocation policy.
Primary Education Provision	<p><u>Downend SGA</u> To ensure long-term sustainability, it is unlikely that a 1FE (one form of entry or 30 places per year group equates to 210 places) would be provided. This would equate to 700/800 dwellings and ideally a larger development would be needed before a new school could be provided – this would be approximately 1,000 dwellings for a 1.5FE and 1,400 for 2FE.</p> <p><u>SoF SGA</u> Likely for a new 2FE school to be required if development is in the region of 1,400/1,500 dwellings. If less than this, then consideration could be given to providing a 1.5FE school but this creates challenging organisational and financial issues for the school through having to manage mixed age teaching.</p> <p><u>Rookery Farm, Sarisbury</u> This proposed development of 150 dwellings, will generate additional primary and secondary school pupils in an area where there is significant pressure at both primary and secondary schools. The identification of the need for additional education infrastructure as well as improvements to off-site highway works is welcome. The latter should include for any new or improvements to cycle and footpaths to the local schools, especially as this would involve accessing school's south of the M27.</p> <p><u>Portchester</u> The level of development will generate the need for additional primary and secondary school places. Developer contributions will be required</p>	<p>Noted. The Strategic Growth Areas are no longer progressing in the Local Plan.</p> <p>Noted. Rookery Farm is no longer progressing in the Local Plan.</p> <p>Noted. The SGA is no longer progressing in the Local Plan.</p>

	<p>for improvements to education infrastructure at primary, secondary and SEND schools. Should the SGA at Downend be of significant size this will add to the pressure which could generate the need for a new primary school.</p> <p><u>Newgate Lane</u> This development is close to Gosport and there are schools closer within Gosport than the current catchment area schools in Stubbington. The impact on local school places is being assessed but developer contributions will be required to mitigate the impact on local schools by improving infrastructure.</p> <p><u>Locks Heath/Sarisbury</u> The level of development will generate additional pupils that are likely to require the expansion of local schools. Building viability studies have been undertaken regarding potential expansion and developer contributions will be sought should the expansion of local schools be required.</p> <p><b>(Hampshire County Council as Education Authority)</b></p>	<p>Noted. HA2 – Newgate Lane is no longer progressing in the Local Plan.</p>
Secondary Education Provision	<p>For secondary provision, additional places will be needed depending on the level of housing provided. There will also be a requirement for provision to be made for additional places for pupils with special educational needs and disability (SEND).</p> <p><b>(Hampshire County Council as Education Authority)</b></p>	<p>Noted. Education requirements reflected in IDP and site allocation policy.</p>
Active Travel to School	<p>Whilst the inclusion of connectivity for footways and cycle paths is detailed, it is important this includes access to local schools to promote active travel and discourage the use of the car for travel to school. This should include ensuring necessary improvements are made to existing routes between the development and local schools. For example, housing site HA3 – Southampton Road, Titchfield Common. Access from this site to local schools would appear to be problematic due to the proximity of the major highway network.</p> <p><b>(Hampshire County Council as Education Authority)</b></p>	<p>Noted. Education requirements reflected in IDP and site allocation policy. Submission of School Travel Plans made during planning application process.</p>



Minerals Safeguarding	<p>More emphasis on how minerals and waste policies will apply to the development strategy of the Local Plan. County Council would like to see further wording included to strengthen the focus on safeguarded mineral deposits.</p> <p>sites that will require a Minerals Assessment under the HMWP is shown below.</p> <table><thead><tr><th>Site ID</th><th>Site Name</th></tr></thead><tbody><tr><td>1998</td><td>Pinks Hill, Wallington</td></tr><tr><td>1341</td><td>Land South of Oakcroft Lane, Stubbington</td></tr><tr><td>3008</td><td>Land South of Longfield Avenue, Fareham</td></tr><tr><td>3057</td><td>Land East of Newgate Lane, Peel Common</td></tr><tr><td>3199</td><td>Newlands Plus - Area B1</td></tr><tr><td>3200</td><td>Newlands Plus - Area B2</td></tr><tr><td>3201</td><td>Newlands Plus - Area C</td></tr><tr><td>3059</td><td>Land East of Titchfield Road, Titchfield</td></tr><tr><td>3198</td><td>Newlands Plus - Area A</td></tr><tr><td>3113</td><td>Faraday</td></tr></tbody></table> <p>Request that wording is added to each allocated site's assessment comments to promote potential mineral extraction where suitable.</p> <p><b>(Hampshire County Council as Minerals and Waste Authority)</b></p>	Site ID	Site Name	1998	Pinks Hill, Wallington	1341	Land South of Oakcroft Lane, Stubbington	3008	Land South of Longfield Avenue, Fareham	3057	Land East of Newgate Lane, Peel Common	3199	Newlands Plus - Area B1	3200	Newlands Plus - Area B2	3201	Newlands Plus - Area C	3059	Land East of Titchfield Road, Titchfield	3198	Newlands Plus - Area A	3113	Faraday	<p>Noted. Where sites are progressing in the plan, the requirement is reflected in site allocation policies.</p>
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SuDS	<p>The County Council would recommend that the text regarding 'Greenfield and Brown field run off rates and managing on-site surface water run-off' should be added to the 'planning permission will only be granted where' section, as these rules apply on all sites, not just those where SuDS are required. All sites should be incorporating SuDS unless there is a very specific reason why this cannot be achieved and the County Council would recommend that all sites start from a principal of surface, open water SuDS as detailed in the Ciria SuDS manual, considered as industry best practice.</p> <p><b>(Hampshire County Council as Lead Local Flood Authority)</b></p>	<p>Noted. Policy amended to reflect suggested changes. Policy also amended to include reference to CIRIA C753 SuDs Manual and that priority is given to SuDS which mimic and reflect natural drainage processes.</p>																						

ROW	<p>The Rights of Way network is fragmented within Fareham borough and there is an undersupply of bridleways for horse-riding. There is however a strong demand for access to coastal areas and river estuaries within the borough by pedestrians, cyclists, horse riders and other non-motorised vehicles. Opportunities to improve the Rights of Way network for pedestrians and horse riders (especially bridleways) as well as non-motorized vehicles could be developed further through the Local Plan process.</p> <p><b>(Hampshire County Council as ROW/Highway Authority)</b></p>	Noted. Rights of Way requirements reflected in IDP
Extra Care	<p>Based on analysis of need, Hampshire County Council's Adults Health and Care department would recommend making specific provision for the following services:</p> <ul style="list-style-type: none"> <li>• Allocation of a 1-hectare site for the development of an Affordable Older Adults Extra Care scheme of between 50 and 100 units capable of serving the Fareham, Titchfield, Peel Common and Park Gate areas</li> <li>• Allocation of a site capable of providing up to 10 units of accommodation for Younger Adults with a Learning or Physical Disability</li> </ul> <p><b>(Hampshire County Council Adults Services)</b></p>	Noted. Extra Care requirements reflected in IDP.
SGA's	<p>Considers that any infrastructure demands from the Fareham SGA should recognise the needs of both Fareham and Stubbington. Furthermore, any planning obligations sought from both SGA's are devised in accordance with the tests set out in the CIL Regulations.</p> <p><b>(Persimmon Homes)</b></p>	Noted. The Strategic Growth Areas are no longer progressing in the Local Plan.
IDP	<p>Suggest that the Council includes any heritage assets at risk to the IDP. Suggest this is considered 'important' using the scale already used (Historic England).</p>	No Heritage Assets have been identified as at risk.

## *Petitions*

In addition to the responses received via the online survey, by email and in writing, the Council also received 1 petition during the consultation period which related to development in the Strategic Gap. Details of the petition is set out below:

### **March 2020 Fareham and Gosport Residents against the development in the Strategic Gap**

“Fareham and Gosport residents against the development in the strategic gap” has now closed, I wanted to take this opportunity to provide an update to that Petition as well as an overview of all Petitions which are linked to planning matters.”

Total of 1379 expressions of support from:

- A. FBC ‘hosted’ ePetition of 133 signatures
- B. Change.org Petition of 1075 signatures
- C. Paper Petition of 171 signatures.

