

Fareham Borough Local Development Scheme

August 2020

FAREHAM
BOROUGH COUNCIL

Further Information and Contacts

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Information including updates on the progress of Fareham's Local Plan and current consultations is available on the Council's website: www.fareham.gov.uk/planning

Please note:

This Local Development Scheme was adopted by the Fareham Borough Executive on 7th September 2020.

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

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1 Introduction

REQUIREMENT FOR A LOCAL DEVELOPMENT SCHEME

- 1.1 Local Planning Authorities are required by legislation to prepare and maintain a Local Development Scheme (LDS) to provide a timetable for the preparation of a Local Plan and any other Local Development Documents
- 1.2 Legislation¹ states that a Local Development Scheme must specify:
- The Local Development Documents which are to be Development Plan Documents;
 - The subject matter and geographical area to which each development plan document relates;
 - Which Development Plan Documents, if any, are to be prepared jointly with one or more other local planning authorities;
 - Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee (with other Local Planning Authorities); and
 - The timetable for the preparation and revision of the Development Plan Documents;
 - The timetable for the preparation of the Authorities' monitoring reports.
- 1.3 The Planning Practice Guidance (PPG) requires the LDS to be kept up-to-date and be made publicly available, so that local communities and interested parties can keep track of Local Plan progress.
- 1.4 This LDS supersedes the Council's previous LDS published in March 2019. This LDS sets out an up-to-date timetable for the stages of the Local Plan 2036. This is set out in Appendix 1.

FAREHAM LOCAL PLAN 2036

- 1.5 A new Fareham Local Plan 2036 is being produced to set the overall strategy for future development and growth in the Borough. It will include policies by which to determine planning applications and will allocate sites to meet housing and employment needs. The new Local Plan will cover the period 2020-2036 and, once adopted, replace the existing Core Strategy (Part 1) and Development Sites and Policies Local Plan (Part 2). However at this stage it is not the intention to review the Welborne Plan. Further information about the emerging Fareham Local Plan 2036 and the timetable for its production is available in Section 3 of this document.
- 1.6 The development of a new Local Plan provides the Council with the opportunity to prepare a new Plan that is clearer, more concise and more engaging for local communities, which is based on up to date social, economic and environmental evidence, and is conformity with all recent new planning legislation, policy, guidance and relevant case law. It will also address a new time horizon to 2036 which reflects

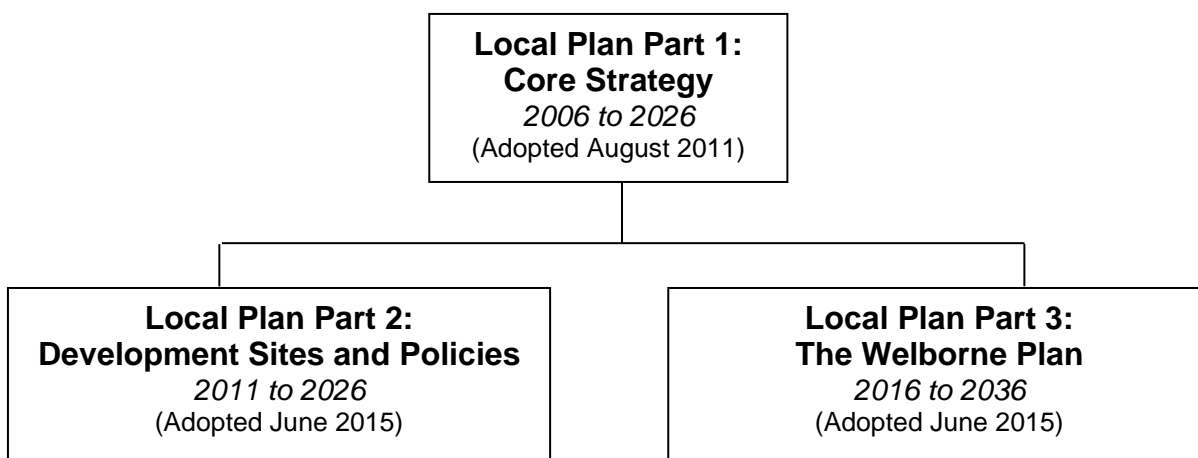
¹ Section 15 of the Planning and Compulsory Purchase Act (2004 (as amended by the Localism Act 2011) with further requirements and guidance set out in the Town and County Planning (Local Planning) (England) Regulations 2012.

current evidence on housing need and is consistent with the end date of the Welborne Plan.

2 Fareham's Development Plan Documents

ADOPTED LOCAL PLAN

- 2.1 Local Plans set out a Local Planning Authority's planning strategy, policies and proposals and guide development decisions. The current adopted Fareham Borough Local Plan is combined of three parts, all of which have been through an independent public examination conducted by the Planning Inspectorate.
- 2.2 The diagram below illustrates the current hierarchy of the three Local Plan documents that comprise the adopted Fareham Local Plan.



- 2.3 Alongside this the Hampshire Minerals and Waste Plan (2013) also forms part of Fareham's Development Plan². Should any neighbourhood plans be made, they will also form part of the development plan and apply to their relevant designated neighbourhood areas.
- 2.4 The three parts of the existing adopted Local Plan all apply to different geographical areas of the Borough;
- Local Plan Part 1 applies to the whole Borough;
 - Local Plan Part 2 applies to the whole Borough apart from Welborne;
 - Local Plan Part 3 applies only to Welborne.

SUPPLEMENTARY PLANNING DOCUMENTS

- 2.5 Supplementary Planning Documents (SPDs) are typically produced to provide more detailed guidance on how a particular policy (or policies) should be implemented. SPDs are not subject to independent examination and the full timetables for the preparation of SPDs are not required to be included in the LDS.
- 2.6 To date the Council has adopted the following Supplementary Planning Documents:

² The Hampshire Minerals and Waste Plan is produced by Hampshire County Council and is available at: <http://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>
For further information please contact planningpolicy@fareham.gov.uk

- **Affordable Housing SPD** (adopted December 2005)
This SPD provides guidance for developers, house builders and the public about the operation of Policy H10 (Affordable Housing of the Local Plan Review 2000). Although the policy has been replaced by CS18 in the Core Strategy of 2011. An updated SPD is currently in production which, when adopted, will accompany the formal withdrawal of the 2005 SPD.
- **Residential Car and Cycle Parking Standards** (adopted 2009).
This document sets out the standards and key requirements that developers are expected to follow when providing parking for new residential developments.
- **Non-Residential Parking Standards SPD** (adopted September 2015)
This SPD sets out the standards and key requirements for parking provision that developers will be expected to provide for new non-residential developments.
- **Design Guidance (Excluding Welborne) SPD** (adopted December 2015)
This SPD provides further visual guidance to Policy CS17: High Quality Design of the Core Strategy and sets out Fareham Borough Council's aspirations for high quality design to householders, developers and other interested parties. The guidance is intended to make the planning application and permission process clearer for all interested parties, particularly applicants.
- **Welborne Design Guidance SPD** (adopted January 2016)
This SPD expands on the design principles in the Welborne Plan by explaining and illustrating what the Council expects in the design of Welborne. The Guidance is intended to be used by applicants in the preparation of planning applications for Welborne and by the Council to help assess planning applications at Welborne.
- **Planning Obligations SPD (excluding Welborne)** (adopted April 2016)
This SPD sets out the mechanisms that will be used in mitigating the impacts of development as well as specific guidance on the different types of planning obligations and levels and type/tenure of affordable housing that may be sought.

HAMPSHIRE MINERALS AND WASTE PLAN

- 2.7 The Hampshire Minerals and Waste Plan is the principal document for the management of minerals and waste in the administrative areas of the Hampshire Authorities and sets out the long-term spatial vision and strategy for sustainable minerals and waste development in Hampshire up to 2030. The plan was adopted in October 2013 and forms part of the Borough's Development Plan, alongside the adopted Local Plan.

NEIGHBOURHOOD DEVELOPMENT PLANS

- 2.8 Neighbourhood Development Plans (NDPs), once 'made' by the Local Planning Authority, form part of the Development Plan for the Borough. At the time of writing, there are no made NDPs in the Borough of Fareham. In July 2019 the Council's Executive approved the designation of a proposed Warsash Neighbourhood Forum and Neighbourhood area. The Forum is therefore in the plan-preparation stage.. In July 2019 the Titchfield NDP was taken to referendum having been found, subject to modifications, sound by an inspector, however the plan was not adopted as it unsuccessful at referendum. Further details of Neighbourhood Planning in Fareham can be found at <https://www.fareham.gov.uk/planning/neighbourhoodplanning.aspx>.

OTHER RELEVANT DOCUMENTS

Authority Monitoring Report

2.9 Authority Monitoring Reports (formerly Annual Monitoring Reports) have been produced by Fareham since 2005, and published on the Council's website. The purpose of the Authority Monitoring Report (AMR) is established in legislation and should provide annual updates on the following:

- the timetable for local plan document preparation as set out in the Local Development Scheme;
- details of any policies in the current local plan which are not being implemented and the reason for this;
- details of any neighbourhood plans;
- information regarding Community Infrastructure Levy;
- information collected for monitoring purposes.

Statement of Community Involvement

2.10 The Statement of Community Involvement (SCI) explains the different ways in which the Council will involve the local community in planning. It is intended to 'signpost' the opportunities for anyone wishing to make a contribution to planning for shaping Fareham's future. The SCI sets the standards and approach the Council takes to involve stakeholders and the community in the production of Local Development Documents as well as the handling of planning applications.

2.11 The progress of all documents within the Local Plan will be aided and informed by statutory periods of formal community involvement. As such, any consultation on a Local Plan, Supplementary Planning Document or a Planning Application will be carried out in accordance with an approved SCI.

2.12 The Council adopted a revised SCI in March 2017. This is available on the Council's website.

3 Fareham Local Plan 2036: Process and Preparation

PROPOSED TIMETABLE

- 3.1 During the examinations of Local Plan Part 2 & Local Plan Part 3, the Council made a commitment to commence an early review of the Local Plan and reached Draft Local Plan stage (Regulation 18) in Autumn 2017.
- 3.2 Since 2017 there have been significant changes to national policy and guidance, particularly the 2018 National Planning Policy Framework and the calculation of housing need. These changes impacted on the preparation of the local plan, as the Council were required to meet additional housing need and this led to a change in the Local Plan timetable and the adoption of the existing LDS in 2019. Since the adoption of the 2019 LDS, the Council undertook an Issues and Options consultation during the summer of 2019 in which residents and interested parties were asked to comment on a number of topics including how the Borough could best meet the need for additional housing and which natural landscapes should be protected from development. In addition, work began on re-assessing all previously identified sites which had not advanced through the planning system, as well as identifying new potential sites which could meet the new level of need. The results of the 2019 consultation and the further technical work undertaken informed the Supplement to the Local Plan 2036 which was the subject of a Regulation 18 consultation in early 2020. As set out in the 2019 LDS, the resulting amended draft plan was due to reach Publication (Regulation 19) in Spring/Summer 2020.
- 3.3 It should also be noted that, alongside the ongoing work on the local plan, Natural England, the Government's adviser on nature conservation, updated its advice to planning authorities that the level of nitrates entering the Solent is having a significant impact on protected habitats and bird species. They advised that algal bloom is having a detrimental effect on the Solent, in part attributed to the increase in wastewater from new housing and therefore new developments should ensure that they do not add to existing nutrient burdens on the Solent. The Council recognised the importance of protecting the Solent and as a direct result of the new Natural England advice, no planning permissions have been granted for housing proposals that cannot demonstrate nitrate neutrality since February 2019. This has also affected the progress of local plan preparation as the Council have been working hard, in collaboration with other affected councils, the Environment Agency, Natural England and Southern Water to find a resolution to this problem which affects the deliverability of sites identified in the local plan.
- 3.4 The outbreak of the Coronavirus (COVID-19) and the subsequent national lockdown and social distancing requirements has affected many areas of the Council's services including the preparation of the Local Plan. Government guidance published in May 2020 recognised that 'the current public health guidelines have had a profound impact on how local planning departments can operate'³ and it was recognised that the Council's ability to undertake an effective consultation during a time of such restricted contact was reduced.

³ <https://www.gov.uk/guidance/coronavirus-covid-19-planning-update>
For further information please contact planningpolicy@fareham.gov.uk

In July 2020, with the lessening of restrictions, the Government published new guidance⁴ for local authorities relating to the undertaking of consultations to take into account social distancing requirements.

- 3.5 In light of these impacts, a new LDS programme for the preparation and delivery of the Fareham Local Plan 2036 is set out in Table 1 below and is detailed in Appendix 1. The revised timetable demonstrates the Council's intention to deliver an up to date Local Plan which is consistent with the 2019 National Planning Policy Framework and which will be submitted for examination in the winter 2020/21. It is considered that this represents a realistic timetable which, subject to there being no major changes in Government legislation or requirements, and the Council's ability to undertake effective consultations, will be achievable.
- 3.6 The Council is aware of the current consultation on a revised standard methodology for calculating housing need, which could change Fareham's housing need as well as the need figures for neighbouring authorities, which may have consequences for the level of unmet need in the sub-region. Depending upon when the changes are introduced this may have implications for the submission of the plan, and subsequent stages.

⁴ https://www.gov.uk/guidance/plan-making?utm_source=d51678d3-64d7-4ebc-85b4-a438cae6b730&utm_medium=email&utm_campaign=govuk-notifications&utm_content=daily

Table 1: Fareham Local Plan 2036 Timetable

Autumn 2017	Consultation on Draft Local Plan (Reg 18)
Summer 2019	Consultation on Issues and Options (Reg 18)
Winter 2019/2020	Consultation on Revised Development Strategy and additional allocations (Reg 18)
Autumn 2020	Consultation on Publication Local Plan (Reg 19)
Winter 2020/2021*	Submission of Plan to Secretary of State
Estimated: Spring/Summer 2021	Examination
Estimated: Autumn/Winter 2021	Adoption

*subject to the outcome of the technical consultation on 'Changes to the current planning system' and proposed changes to the standard methodology.

DUTY TO CO-OPERATE

- 3.6 The Council is legally obliged by section 33A(1) of the Planning & Compulsory Purchase Act 2004, (introduced through the Localism Act 2011) to demonstrate how it has co-operated with other authorities and statutory agencies in relation to cross boundary strategic matters and priorities. The 'Duty' is not a duty to agree, but every effort should be made to secure the necessary co-operation. Local Authorities produce a statement of compliance together with evidence of 'effective working' to present at Local Plan 'Examination', in order to demonstrate how they have complied with the Duty.
- 3.7 The main forum for joint working on strategic planning issues in South Hampshire is the Partnership for South Hampshire (PfSH), of which Fareham Borough Council is a member. The Spatial Position Statement published in June 2016 was a product of this co-operative working and in line with the requirements in the previous NPPF. Since the 2018 NPPF and associated guidance has been issued, and in response the PfSH Joint Committee agreed to work together under the Duty to Cooperate to produce a Statement of Common Ground. It is intended that this statement will cover relevant strategic issues and help facilitate each local planning authority's duty to cooperate when preparing its individual Local Plan. It is important to note that the work of PfSH is non-statutory and can only be implemented through the adoption of Local Plans.

EVIDENCE BASE

- 3.8 In preparing the Local Plan, a range of 'evidence gathering' is undertaken to ensure a robust and credible evidence base for planning policies and proposals. Generally, this 'evidence' takes the form of research, surveys and technical studies on particular topics that are produced for the principal purpose of informing the Local Plan, in particular policies. A range of evidence studies have been undertaken to inform the emerging Fareham Local Plan 2036 and will be made available at the relevant stages of plan preparation.

SUSTAINABILITY APPRAISAL

- 3.9 All Local Plan documents are subject to on-going Sustainability Appraisal which informs the assessment and selection of options and outcomes. The Sustainability Appraisal must meet the requirements of the European Strategic Environmental Assessments (SEA) Directive (2201/42/EC). As such, the Sustainability Appraisal and Strategic Environmental Assessment (SEA) are an integral part of the Local Plan

preparation process. A Scoping Report was published prior to production of the Draft Local Plan and then the Draft Local Plan was supported by a Sustainability Appraisal and Strategic Environmental Assessment in Autumn 2017. An iterative Sustainability Appraisal process has continued alongside local plan preparation and the relevant reports will be made available at the various stages of plan preparation.

HABITAT REGULATIONS ASSESSMENT

- 3.10 Habitat Regulations Assessments (HRA) is a requirement of the Conservation of Habitats and Species Regulations 2010 (as amended 2011 and 2018). The regulations will be addressed through the production of a Habitats Regulations Assessment – Screening Report for the Draft Plan, as undertaken in 2017, and a Habitats Regulations Assessment – Appropriate Assessment for the Publication Plan.
- 3.11 The HRA reports will assess the impacts of the Local Plan policies on sites and species designated under the European Directive (92/43/EEC The Habitats Directive). For the development of the Local Plan, the assessment is carried out in an iterative process as the HRA is, in turn used to inform the development of planning policies.
- 3.12 The sites and species designated under the Habitats Directive are also known as the 'Natura 2000' sites and include:
- Special Areas of Conservation (SAC)
 - Special Protection Areas (SPA)
 - Ramsar sites (which support internationally important wetland habitats listed under Ramsar Convention) are also included in the terminology 'Natura 2000'.

STRATEGIC HOUSING & EMPLOYMENT LAND AVAILABILITY ASSESSMENT (SHELAA)

- 3.13 The NPPF requires Local Planning Authorities to prepare a Strategic Housing and Employment Land Availability Assessment (SHELAA) in support of a Local Plan. The purpose of the SHELAA is to identify developable land to meet the identified need for housing and employment over the Local Plan period. A new SHELAA will be published to accompany the consultation stages of the Local Plan.

COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

- 3.14 Fareham has an adopted Community Infrastructure Levy (CIL) charging schedule which came into force on 1st May 2013, following independent examination.
- 3.15 The Council has undertaken a partial review of the charging schedule in relation to Welborne. Details of which were published for the June 2020 Executive and was subject to consultation between Friday 19th June and Friday 31st July 2020. The Council intends to undertake a full review of its charging schedule, in accordance with regulatory requirements following the adoption of the Local Plan. The timetable will be published on the Council's website at the appropriate time.

Appendix 1

Timeline for preparing the Fareham Local Plan 2036 and the Authority Monitoring Reports

	2020			2021			
	Spring/Summer	Autumn	Winter	Spring	Summer	Autumn	Winter
Fareham Local Plan Review 2036	Preparation of Publication Plan	Publication Plan Consultation (Reg 19)	Submission of Plan to Secretary of State (Reg 22)	Examination (Reg 23, 24, 25)		Adoption (Reg 26)	
Authority Monitoring Report		Preparation	Publish			Preparation	Publish

Glossary

Authority Monitoring Report (AMR) – a report on how the authority is performing with regard to meeting the timetables for the preparation of Local Plan documents and the performance of planning policies, with the identification of any remedial action to be taken if required.

Community Infrastructure Levy (CIL) - a planning charge that local planning authorities can impose on new developments in their area through the Community Infrastructure Levy Regulations 2010 that came into force on 6 April 2010. The money can be used to support development by funding infrastructure that has been identified by the Council and the local community.

Development Plan – the development plan sets out the parameters for all development in the Borough. It currently comprises the Local Plan (Parts 1, 2 and 3), and the Hampshire Minerals and Waste Plan. Following the production and programmed adoption of the new Fareham Local Plan 2036 it will comprise of the Fareham Local Plan 2036, the Welborne Plan (existing Part 3) and the Hampshire Minerals and Waste Plan.

Evidence Base - studies that are informed by the local community, national policies and background information. An evidence base is the evidence that supports planning documents.

Habitat Regulations Assessment (HRA) - is a requirement of the Conservation of Habitats and Species Regulations 2010. It is an assessment of the likely significant effects of the plan on the nature conservation interests of European-protected areas. It seeks to establish whether or not there will be any adverse effects on the ecological integrity of these protected areas as a direct result of the proposals in a plan.

Local Development Document (LDD) – Local Development Documents are defined by the Town and Country Planning (Local Planning) (England) Regulations 2012 and include Local Plans, Supplementary Planning Documents (SPDs), the Statement of Community Involvement (SCI) and the Authority Monitoring Report (AMR).

Local Development Scheme (LDS) (*this document*) - A public statement / timetable of the Borough Council's programme for the production of Local Development Documents such as the Local Plan 2036 and Authority Monitoring Report.

Local Plan – spatial planning documents that have development plan status. They cover a range of policy areas that will undergo a process of consultation and independent examination.

National Planning Policy Framework (NPPF)⁵ - sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's

⁵ The NPPF is accessed at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

requirements for the planning system and provides a framework, within which local people and their councils can produce their own distinctive local and neighbourhood plans.

Partnership for South Hampshire - PfSH is a voluntary partnership of the unitary authorities of Portsmouth and Southampton; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester. It has been established to deliver sustainable, economic-led growth and regeneration in south Hampshire.

Planning Practice Guidance (PPG)⁶ - a web-based resource provided by the Ministry of Housing, Communities and Local Government which was launched in March 2014 and brings together planning guidance on various topics in one place.

Statement of Community Involvement (SCI) – describes how the Council intends to involve the community in the preparation and review of planning documents. It also provides details of how the Council and developers should consult during the preparation and consideration of planning applications.

Strategic Environmental Assessment (SEA) – an internationally used term to describe the environmental assessment to be applied to plans, policies and programs to ensure a high level of protection of the environment. This is derived from European Directive 2001/42/EC.

Supplementary Planning Document (SPD) – Provides additional guidance and detail to development plan policies for a specific area or a specific topic but is not part of the development plan.

Sustainability Appraisal (SA) – An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see below. The SA Scoping Report identifies the information needed for the appraisal, and describes the methodology for undertaking sustainability appraisal.

Sustainable Development – development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Town & Country Planning (Local Planning) (England) Regulations 2012 - Regulations which set out the statutory requirements for preparing local plans.

⁶ Planning Practice Guidance is accessed at: <http://planningguidance.planningportal.gov.uk/>