

# **Fareham Borough Local Development Scheme**

June 2021

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

**Please note:**

This Local Development Scheme was adopted by the Fareham Borough Executive on 7<sup>th</sup> June 2021.

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 Legislation<sup>1</sup> 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 September 2020. This LDS sets out an up-to-date timetable for the stages of the Local Plan 2037. This is set out in Appendix 1.

## FAREHAM LOCAL PLAN 2037

- 1.5 A new Fareham Local Plan 2037 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 2021-2037 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 2037 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 address a time horizon to 2037, providing strategic

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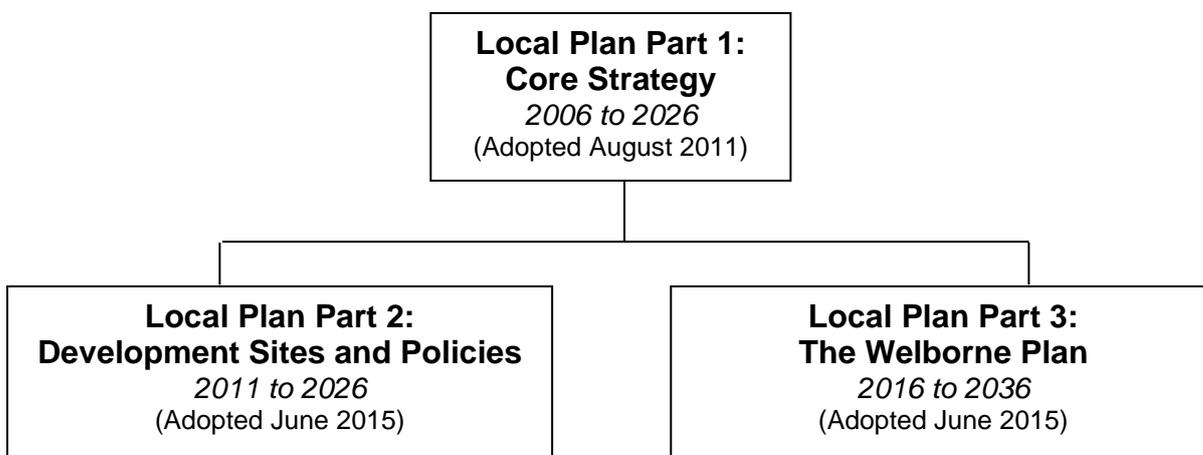
<sup>1</sup> Section 15 of the Planning and Compulsory Purchase Act (2004 (as amended by the Localism Act 2011) with further requirements and guidance set out in the Town and County Planning (Local Planning) (England) Regulations 2012.

policies which look ahead over a minimum of 15 year period, meeting the requirement set out in the National Planning Policy Framework (NPPF).

## 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 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 Plan<sup>2</sup>. 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:
- **Affordable Housing SPD** (adopted December 2005)

<sup>2</sup> 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](mailto:planningpolicy@fareham.gov.uk)

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. During July 2019 the Council's Executive approved the designation of a proposed Warsash Neighbourhood Forum and Neighbourhood Area and in the same month 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 was unsuccessful at referendum and in October 2020, the Council received notification from the Warsash Neighbourhood

Forum that it planned to withdraw from producing a neighbourhood plan for the Warsash Neighbourhood Area. This is due to be noted by the Council at a meeting of Executive in May 2021. Further details of neighbourhood planning 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 and Section 106 funding (taken from the Council's Infrastructure Funding Statement<sup>3</sup>);
- 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.

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[http://www.fareham.gov.uk/PDF/planning/local\\_plan/FarehamBoroughCouncilInfrastructureFundingStatement19-20.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/FarehamBoroughCouncilInfrastructureFundingStatement19-20.pdf)

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# 3 Fareham Local Plan 2037: 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 2019 National Planning Policy Framework and the calculation of housing need. In response to these changes, 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 areas of landscape 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. The resulting amended draft plan was due to reach Publication (Regulation 19 consultation) in Spring/Summer 2020 however progress on the plan was affected by the Covid-19 pandemic as well as the need to continue work to find a solution to the problem of the effect of nitrates on the Solent resulting from development.
- 3.3 In light of these impacts, a new LDS programme for the preparation and delivery of the Fareham Local Plan was considered and adopted by the Council's Executive in September 2020. In addition to the extended timetable, the local plan period was extended to ensure compliance with the NPPF requirement to plan ahead for a minimum of 15 years. As a result the Local Plan is referred to as Fareham Local Plan **2037**.
- 3.4 Prior to the publication of the revised LDS in September 2020, the Government published a consultation on the way in which the standard method for housing need would be calculated. This revised method proposed a reduced housing need for Fareham. The Council was aware that the formula might be subject to revision however given the considerable per annum reduction, the Council considered it important to take into account the changes being proposed when preparing the Local Plan. In doing so, the Council acknowledged the risk that the Government may make further changes to its proposed methodology however, to ensure that the plan would be compliant, the Council resolved not to submit the Local Plan for examination until the results of the Government's consultation were known. The Regulation 19 consultation on the Fareham Local Plan 2037 took place in November and December 2020 based on the proposed changes. However, prior to the end of the Local Plan consultation, the Government confirmed that it would not be pursuing the proposed methodology and that local planning authorities should continue to use the existing standard methodology. The consequence of this is that Council must revisit the housing requirement, and the proposed sites required to meet this higher number in an amended version of the Publication Local Plan.

- 3.5 At the February 2021 Executive meeting, the Executive Leader of the Council made an announcement regarding the Local Plan confirming that a further consultation would therefore be needed to reflect the higher housing numbers as opposed to the figure of 403 homes per year that the Publication Local Plan was based upon.
- 3.6 Amendments may also be put forward in light of the responses we have received to this consultation and the Council will carefully consider alterations in order to add greater certainty to the plan being found sound at examination.
- 3.7 At that February meeting, the Executive Leader announced that the intention was for a further consultation to take place on changes to the Publication Local Plan in early summer after the necessary technical work has been undertaken.
- 3.8 In light of this announcement, a new LDS programme for the preparation and delivery of the Fareham Local Plan 2037 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 meets the housing need identified in the standard methodology.

**Table 1: Fareham Local Plan 2037 Timetable**

Autumn 2020	Consultation on Publication Local Plan (Reg 19)
Spring/Summer 2021	Consultation on a Revised Publication Local Plan (Reg 19)
Autumn 2021	Submission of Plan to Secretary of State
Estimated: Winter/Spring 2021/2022	Examination
Estimated: Autumn/Winter 2022	Adoption

**DUTY TO CO-OPERATE**

- 3.9 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.
- 3.10 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**

- 3.11 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 2037 and will be made available at the relevant stages of plan preparation.

## **SUSTAINABILITY APPRAISAL**

- 3.12 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 United Kingdom regulations. As such, the Sustainability Appraisal and Strategic Environmental Assessment (SA/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**

- 3.13 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.
- 3.14 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.
- 3.15 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)**

- 3.16 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.

- 3.17 **The full evidence based to support the new Local Plan 2037 can be found on the Council's website at [www.fareham.gov.uk/planning/publicationplan.aspx](http://www.fareham.gov.uk/planning/publicationplan.aspx)**

## Appendix 1

### Timeline for preparing the Fareham Local Plan 2037 and the Authority Monitoring Reports

	2021				2022			
	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter
Fareham Local Plan Review 2037	Consultation on a revised Publication Plan (Reg 19)		Submission of Plan to Secretary of State (Reg 22)	Examination (Reg 23, 24, 25)			Adoption (Reg 26)	
Authority Monitoring Report	19/20 Publish		Preparation 20/21	Publish			Preparation 21/22	Publish

## Glossary

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**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 2037 it will comprise of the Fareham Local Plan 2037, 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 Planning and Compulsory Purchase Act 2004 and set out the local authority's policies to the development and use of land in their area. They include the Local Plan and Supplementary Planning Documents (SPDs).

**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)**<sup>4</sup> - sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's 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)**<sup>5</sup> - 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)** –The environmental assessment to be applied to plans, policies and programs to ensure a high level of protection of the environment as required by The Environmental Assessment of Plans and Programmes Regulations 2004.

**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.

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<sup>4</sup> The NPPF is accessed at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>5</sup> Planning Practice Guidance is accessed at: <http://planningguidance.planningportal.gov.uk/>