



**Statement of Common Ground  
between Fareham Borough Council and  
Eastleigh Borough Council**

**August 2021**

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# 1 Introduction

## What is a Statement of Common Ground?

- 1.1 The Duty to Co-operate, introduced by the Planning and Compulsory Purchase Act 2004 (amended by Section 33A of the Localism Act) places a legal duty on local planning authorities, county councils in England and other prescribed bodies to engage constructively, actively and on an ongoing basis to develop development plan documents, including activities that prepare the way or support the activities of preparing development plan documents, in respect of strategic matters.
- 1.2 The Duty to Co-operate in relation to planning of sustainable development as set out in Section 33A of the Localism Act 2011 specifically relates to 'strategic matters' which are defined as follows:
  - Sustainable development or use of land that has or would have a significant impact on at least two planning areas, in particular in connection with sustainable development or use of land for or in connection with strategic infrastructure which has or would have a significant impact on at least two planning areas, and
  - Sustainable development or use of land in a two-tier area if the development or use— (i) is a county matter, or (ii) has or would have a significant impact on a county matter.
- 1.3 Paragraph 20 of the National Planning Policy Framework (NPPF) also outlines strategic priorities that a local plan should have to cover. They include:
  - Housing (including affordable housing), employment, retail, leisure and other commercial development;
  - The provision of infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - Community facilities (such as health, education and cultural infrastructure); and
  - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 1.4 In accordance with the NPPF (paragraph 24), public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out above. This forms part of each local planning authority's evidence for their respective emerging Local Plans.
- 1.5 This Statement of Common Ground (SoCG) has been prepared in accordance with Paragraph 27 of the NPPF and the section of the Planning Practice Guidance on Maintaining Effective Cooperation. It has also followed guidance prepared by the Planning Advisory Service (PAS) on this matter. It has been prepared in parallel with the Publication Local Plan (Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>1</sup>). This Plan, upon adoption, will supersede the existing Fareham Local Plan Parts 1 and 2. The new Local Plan will cover the period to 2037 and sets out the vision, objectives and policies to guide future development in the Borough over the plan period.

## What does this document include?

- 1.6 Section 2 outlines the administrative areas covered by the SoCG
- 1.7 Section 3 sets out the Strategic Issues which form the background to this SoCG.

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<sup>1</sup> <http://www.legislation.gov.uk/ukxi/2012/767/regulation/19/made>

1.8 Section 4 sets out the area of agreements which have been reached on the Strategic Issues.

What parties are involved with this Statement of Common Ground?

1.9 This SoCG is an agreed statement between Fareham Borough Council (FBC) and Eastleigh Borough Council (EBC) in relation to FBC's Revised Publication Local Plan.

**2.0 Strategic Geography**

2.1 This SoCG relates to the area covered by Fareham Borough Council and Eastleigh Borough Council as shown on the map below.

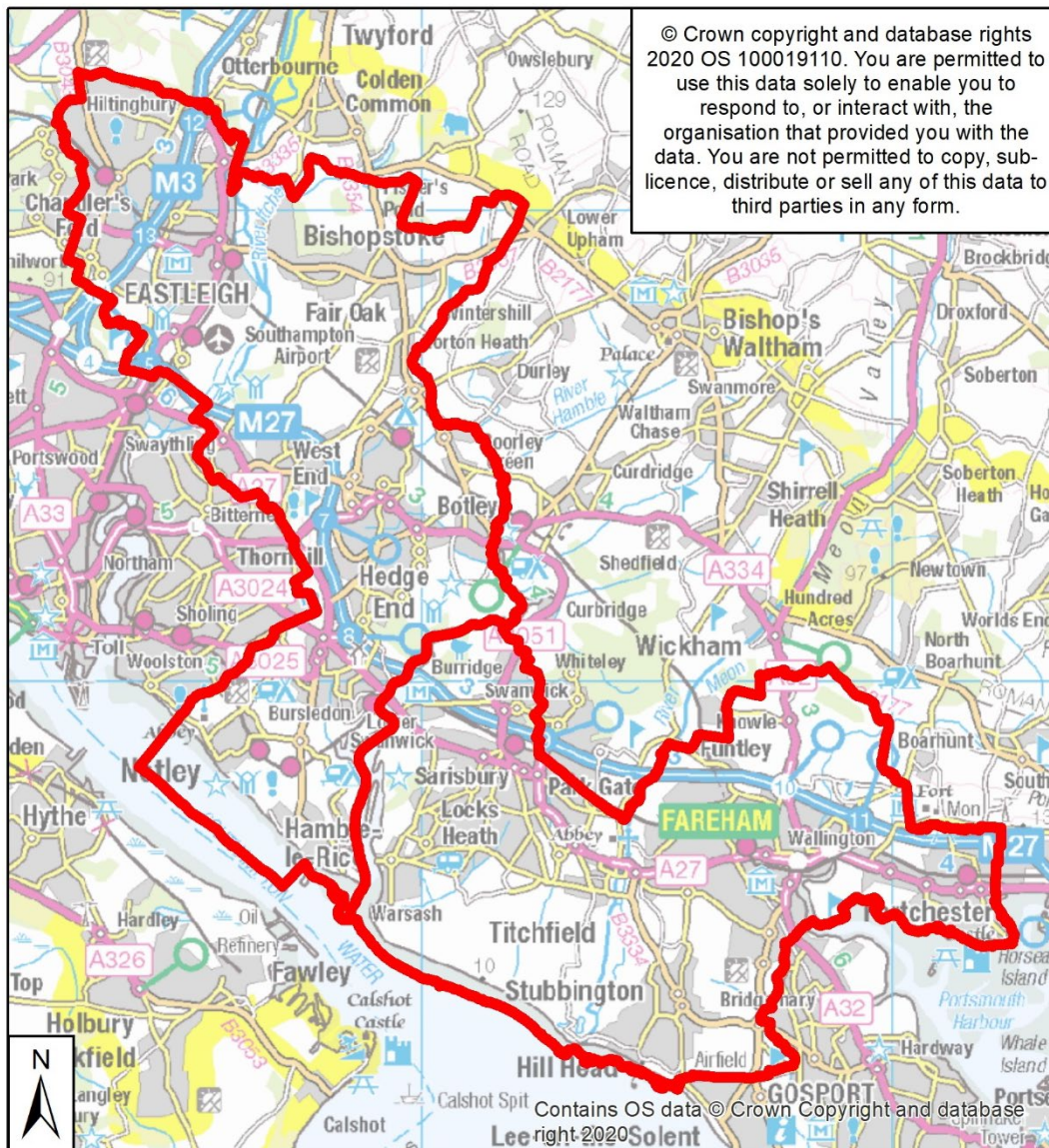


Figure 1: Fareham Borough Council and Eastleigh Borough Council Administrative Boundaries

2.2 The Planning Practice Guidance states that a SoCG will need to cover the area that policy making authorities and public bodies cooperate within, depending on the strategic matters being planned for and the most appropriate functional geography for the gathering of evidence and the preparation of planning policies. However, local planning authorities may have more than one Statement of Common Ground where there are strategic cross-boundary matters to be addressed.

**3.0 Strategic Matters**

- 3.1 This section sets out where agreement has or has not been reached on cross border strategic matters

## **Housing and Employment**

### Fareham Borough Council's Position

- 3.2 FBC's emerging Local Plan aims to deliver sufficient land to meet the housing need for the Borough and has undertaken two Regulation 19 consultations and three Regulation 18 consultations on that basis. It remains our intention to meet the housing need of the borough.
- 3.3 The current standard methodology takes account of population growth and housing affordability with a cities and urban centres uplift for urban local authorities in the top 20 cities and urban centres. National policy currently dictates that Local Planning Authorities are to use the 2014-based household projections as the basis for calculating their housing need, unless there are exceptional circumstances where alternatives may be appropriate. The household projections are then adjusted to take account of affordability using the most recent affordability data (March 2021). Therefore, the housing requirement for the borough is 541 homes per annum.
- 3.4 The strategic housing provision, described in Strategic Policy H1 (Housing Provision) of the Revised Publication Local Plan, is based on the standard methodology figure re-confirmed by the Government in December 2020. The level of housing provision in the Revised Publication Local Plan includes a contingency of 11% to address any potential slippages in delivery, and a contribution of 900 homes (plus 11%<sup>2</sup>) towards unmet need from neighbouring authorities. Therefore, the overall requirement for the Borough until 2037 is projected to be 9,556 new dwellings.
- 3.5 Strategic Policy H1 along with the Housing Allocations identified in the Revised Publication Local Plan show how FBC will deliver the above identified housing requirement. The stepped trajectory included in the Plan shows that whilst challenging, the housing requirement is deliverable and the contribution to unmet need is considered appropriate.
- 3.6 It is understood from the work on the revised PfSH Spatial Position Statement (SPS) that, based on standardised plan periods of 2020-2036, there is a predicted shortfall in the region of 10,750 homes across the sub-region<sup>3</sup>. These numbers are based on the standard methodology for calculating housing need using a 2020 base date and prior to the urban uplift for Southampton. They do not consider housing sites that are not yet in the public domain which could be proposed in emerging Local Plans. Table 4 of the Statement also indicates that Fareham have a shortfall of supply which is not now correct and therefore this will be updated as the work progresses. The SPS work is currently ongoing and will need to factor in the housing requirement base year now starting at 2021, the recently published affordability data in March 2021 and the cities and urban centre uplift which applies to the housing requirement for Southampton. The level of unmet need within neighbouring authorities and across the sub-region is therefore likely to alter significantly as the urban uplift is applied, plans emerge within the sub-region and the government makes changes to the standard methodology.

### Eastleigh Borough Council's Position

- 3.7 Eastleigh Borough Council (EBC) are currently at the Examination stage of their Local Plan. The Plan sets out the Strategy for development in the Borough. The Council have an appointed Inspector who has already undertaken the Examination Hearings during Winter 2019/2020, and an additional hearing in relation to a housing site in 2021. The Plan is ahead of the Fareham Local Plan timetable and the Plan uses data

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<sup>2</sup> Of the unmet need contribution.

<sup>3</sup> Based on figures released in September 2020.

in EBC's Strategic Housing Market Assessment (SHMA) to derive the local housing need as it is being examined against the NPPF (2012) under transitional arrangements.

- 3.8 Since the close of the Hearings Eastleigh have commenced their consultation on their main modifications to the submission Local Plan, which runs until 21<sup>st</sup> July 2021. The schedule of main modifications<sup>4</sup> (MM10) identifies that due to the deletion of the Strategic Growth Option in the plan Eastleigh would have a resulting shortfall of 2,614 dwellings against their target of 14,580. The Inspector has recommended that this shortfall, which is identified at the latter end of the plan period, is addressed through an early review of the Local Plan. Therefore, EBC are currently meeting their emerging Local Plan's housing requirement through to 2031 and will not be requesting assistance from neighbouring authorities in respect of this housing need.
- 3.9 EBC have provided comments on the Fareham Local Plan consultation (regulation 19, July 2021). These support the Fareham Local Plan meeting its own needs and providing a further contribution of 900 dwellings plus 11% contingency to wider unmet needs. A significant PfSH wide unmet need will remain which is being addressed through the PfSH statement of common ground to update the Spatial Strategy (hereafter called the PfSH Strategy). In the meantime, EBC support FBC in bringing forward their Local Plan and are content that any further implications of the PfSH Strategy for individual Councils can be addressed through an early review of their Plans if needed.

#### Agreed Position

- 3.10 Both Councils recognise that there is ongoing work through the Partnership for South Hampshire (PfSH) in relation to housing and employment need and supply and that the level of unmet need will alter as other Local Plans progress. Both councils agree to support the ongoing partnership working on housing need and unmet need being delivered through the PfSH Statement of Common Ground and review of the Spatial Position Statement and will continue to contribute the project.

#### Matters to be Resolved

- 3.11 None.

### **River Hamble Moorings**

#### Fareham Borough Council's Position

- 3.12 The River Hamble lies to the west of the Fareham Borough and forms the border for Fareham Borough Council and Eastleigh Borough Council. The River Hamble Harbour Authority manages the moorings for the River Hamble and has produced a Strategic Plan, Strategic Vision and a business Plan. The Strategic Plan sets out a number of objectives, including discharging responsibilities and managing moorings efficiently and fairly. The River Hamble Harbour Authority imposed a limit of 3,261 moorings on the areas of the River Hamble within their control, and the number of moorings is currently 200 below that limit. The Fareham Borough Local Plan 2037 includes a policy on new moorings in the Borough (Policy NE7) which covers new moorings and the replacement or relocation of existing moorings on the River Hamble.

#### Eastleigh Borough Council's Position

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<sup>4</sup> [Microsoft Word - REVISED FINAL Non TC Eastleigh MM schedule 200421.docx](#)

- 3.13 As a neighbouring authority to Fareham, EBC has considered draft policies produced by Fareham relevant to the River Hamble and supports policies in relation to mooring restriction areas, boatyard designations and nature conservation designation. EBC has included a policy on Recreational activity on the River Hamble (policy DM37) in the Submission Eastleigh Local Plan 2036. The policy covers new moorings and the replacement or relocation of existing moorings on the River Hamble. Policy DM37 is similar to the new moorings policy in the FBLP 2037 in that the policy aims to balance any mooring proposals with the sensitive nature of the River Hamble.

Agreed Position

- 3.14 Both Council's support the ongoing work of the River Hamble Harbour Authority and neighbouring policies in the Local Plan in relation to the River Hamble.

Matters to be Resolved

- 3.15 None

## **4.0 Areas of Agreement**

### **Development Allocations**

#### Fareham Borough Council's Position

- 4.1 FBC consulted on housing and employment allocations to meet the housing and employment needs in the Borough in the Draft Local Plan 2036 in Autumn 2017, and on further housing sites in the Supplement to the Draft Local Plan 2036 in March 2020. The Fareham Local Plan 2037 sets out a new position in relation to development allocations to meet housing and employment needs. There are no significant cross boundary issues identified in the Fareham Local Plan 2037 in relation to the development allocations.

#### Eastleigh Borough Council's Position

- 4.2 EBC have not raised any concerns on specific housing or employment allocations in the FBC Revised Publication Local Plan, and there are none which are adjacent to or straddle the border. Furthermore, EBC responded to the consultation on the Supplement to the Draft Local Plan 2036 in March 2020 and on the Publication Local Plan in December 2020 supporting the potential identification of two Strategic Growth Areas (SGA's), which are now housing allocations in the Revised Publication Local Plan, and the contribution of Daedalus and Welbourne for meeting employment needs.

#### Agreed Position

- 4.3 Both Council's agree that there are no unresolved cross boundary issues related to specific development allocations in the Fareham Local Plan 2037.

#### Matters to be Resolved

- 4.4 None

### **Transport**

#### Fareham Borough Council's Position

- 4.5 Both the A27 and the M27 to the west of the Fareham Borough cross into the administrative borough of Eastleigh. The Fareham Publication Local Plan is supported by a Strategic Transport Assessment that assesses the cumulative impact of Local Plan development. The methodology for the Transport Assessment was agreed with the Highway Authority (Hampshire County Council) and identifies a number of junctions requiring mitigation as a result of local plan development.
- 4.6 The STA modelling has used the South Hampshire Strategic Regional Transport Model (SRTM) to test the cumulative impact of the Local Plan traffic at a macro-level. The model makes assumptions in relation to growth from sites identified in adopted Local Plan in neighbouring authorities. In all scenarios there are no impacts identified and or/mitigation required to junctions near or in the Eastleigh administrative boundary from proposed allocations identified in the Fareham Borough Local Plan 2037.

#### Eastleigh Borough Council's Position

- 4.7 The Submission Eastleigh Local Plan (ELP) is supported by a Strategic Transport assessment. EBC commissioned Systra Ltd to undertake SRTM modelling for the Submission ELP. The modelling incorporates growth from sites from neighbouring Adopted Local Plans and identifies committed highways schemes in Fareham at the time of publication.



- 4.8 Both FBC and EBC acknowledge that the SRTM modelling takes into account allocations from Adopted Local Plans, not allocations from emerging Local Plans or recent planning permissions. These are standard inputs for the modelling process.
- 4.9 As referenced above the baseline information used to inform the Transport Model used for the Fareham Borough Local Plan makes assumptions on growth in other areas, including Eastleigh. The model takes account of growth from sites in Eastleigh. These sites include the Land North and East of Boorley (1400) North Stoneham Park (1131) Land North West of Boorley Green (680) Fir Tree Farm (450) Chalcroft Farm (950).

Agreed Position

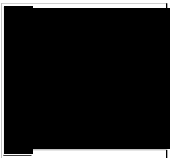

- 4.10 Both Council's agree that the baseline information used to inform the transport models to make assumptions for growth in other areas is appropriate for the purposes of the Local Plan.

Matters to be Resolved

- 4.11 None

**5.0 Signatories**

- 5.1 Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.
- 5.2 It is agreed that these discussions will inform the Fareham Borough Council Local Plan 2037 and both parties will continue to work collaboratively in order to meet the duty to cooperate.
- 5.3 For Eastleigh Borough Council the Statement of Common Ground is signed by the Nick Tustain For Fareham Borough Council this Statement of Common Ground is signed by Richard Jolley.

Signed:	Signed:
	
Name: Nick Tustain	Name: Richard Jolley
Position: Chief Executive	Position: Director of Planning and Regeneration
<b><i>Eastleigh Borough Council</i></b>	<b><i>Fareham Borough Council</i></b>
Date: 19/08/2021	Date: 19/08/2021